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Calaveras County General Plan

DECEMBER 1, 1986



BOARD OF SUPERVISORS, COUNTY OF CALAVERAS
STATE OF CALIFORNIA

December 6, 1993

RESOLUTION

NO. 93-440

A RESOLUTION APPROVING GENERAL PLAN AMENDMENT 91-01(d) TO CHANGE THE LAND USE DESIGNATION ON PROPERTY AS DESCRIBED BELOW, CERTIFYING THE EIR FOR GPA 91-01(d), APPROVING THE SPECIFIC PLAN FOR SPRING VALLEY ESTATES, ADOPTING ZA 91-06 AND UPHOLDING THE APPEAL FOR TSTM 91-506 FOR SPRING VALLEY ESTATES AMENDING CONDITION III-1 (t) AND DELETING CONDITION VI-13

WHEREAS, an application for a general plan amendment and a specific plan was submitted to the Planning Department by Tom Swartz and Foothill Housing Associates requesting a change in land use designation for the property as described in attached Exhibit A; and

WHEREAS, the Board of Supervisors of the County of Calaveras held a duly noticed public hearing on December 6, 1993, concerning the project; and

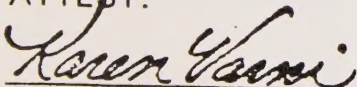
WHEREAS, the Board of Supervisors considered the project, the recommendations of the Planning Commission, its staff report and other information presented at the public hearing orally and in writing.

NOW THEREFORE, BE IT RESOLVED, that the Board of Supervisors approved the project with findings as presented. (See attached Exhibit A).

ON A MOTION by Supervisor Gordon
seconded by Supervisor Callaway, the foregoing Resolution was duly passed and adopted by the Board of Supervisors of the County of Calaveras, State of California on the 6 day of December, 1993, by the following votes:

AYES: Supervisors Dell'Orto, Taylor, Callaway, Gordon and Tryon
NOES: None
ABSENT: None
ABSTAIN: None

ATTEST:



County Clerk and Ex-Officio Clerk to
the Board of Supervisors, of the County
of Calaveras, California

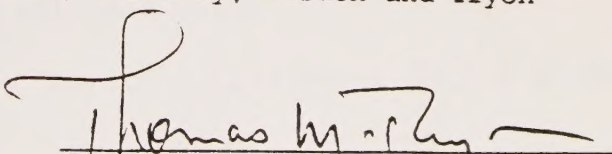

Chairperson, Board of Supervisors

EXHIBIT A

PROJECT: SPRING VALLEY ESTATES SPECIFIC PLAN, GENERAL PLAN AMENDMENT 91-01(D), ZONING AMENDMENT 91-06, AND TENTATIVE SUBDIVISION TRACT MAP 91-506 FOR FOOTHILL HOUSING ASSOCIATES AND TOM SWARTZ

PROPOSAL:

The project is approved as follows:

A general plan amendment from Community Development Land - Future Single Family Residential to Spring Valley Estates Specific Plan, a zoning amendment from M1-PD (Light Industrial-Planned Development) and RR-5 (Rural Residential-five acre density) to R1 (Single Family Residential) for 134 acres and 258 residential lots ranging in size from 7,000 sq. ft. to 2.5 acres, C2-PD (General Commercial-Planned Development) for one commercial lot of approximately 14.7 acres and REC-X-EP (Recreation-Existing Parcel Size-Environmental Protection Combining Zone) for one open space lot of approximately 51.3 acres, and a tentative subdivision tract map to divide approximately 200 acres into 260 parcels.

APN/LOCATION: APN's 46-017-70, 74, 76 and 90.

The subject property is located on the south side of Highway 12, east of Lime Creek Road, near the community of Valley Springs.

BOARD OF SUPERVISORS, COUNTY OF CALAVERAS
STATE OF CALIFORNIA

December 6, 1993

RESOLUTION

NO. 93-440A A RESOLUTION APPROVING GENERAL PLAN AMENDMENT 92-03 TO CHANGE THE LAND USE DESIGNATION ON PROPERTY AS DESCRIBED BELOW, CERTIFYING THE EIR FOR GPA 92-03, APPROVING ZA 92-17 FOR A CHANGE IN ZONING FROM U (UNCLASSIFIED) AND RR-X (RURAL RESIDENTIAL-EXISTING PARCEL SIZE) TO SP-DA (SPECIFIC PLAN-DEVELOPMENT AGREEMENT), APPROVING THE ZONING CODE, THE SPECIFIC PLAN, AND APPROVING THE MITIGATION MONITORING PLAN AND REPORTING PROGRAM FOR CALAVERAS COUNTRY CLUB

WHEREAS, an application for a general plan amendment, zoning code change, and a specific plan was submitted to the Planning Department by Haas and Haynie/Cloudburst Partners requesting a change in land use designation for the property as described in attached Exhibit B; and

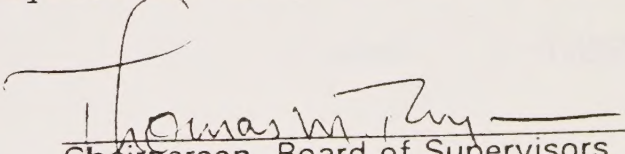
WHEREAS, the Board of Supervisors of the County of Calaveras held a duly noticed public hearing on December 6, 1993, concerning the project; and

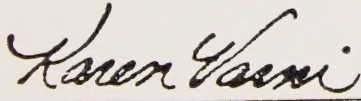
WHEREAS, the Board of Supervisors considered the project, the recommendations of the Planning Commission, its staff report and other information presented at the public hearing orally and in writing.

NOW THEREFORE, BE IT RESOLVED, that the Board of Supervisors approved the project with findings as presented . (See attached Exhibit B).

ON A MOTION by Supervisor Gordon seconded by Supervisor Callaway the foregoing Resolution was duly passed and adopted by the Board of Supervisors of the County of Calaveras, State of California on the 6 day of December, 1993, by the following votes:

AYES: Supervisors Dell'Orto, Taylor, Callaway, Tryon & Gordon
NOES: None
ABSENT: None
ABSTAIN: None


Chairperson, Board of Supervisors

ATTEST: 
County Clerk and Ex-Officio Clerk to
the Board of Supervisors, of the County
of Calaveras, California

RECEIVED

BOARD OF SUPERVISORS, COUNTY OF CALAVERAS
STATE OF CALIFORNIA

SEPTEMBER 7, 1993

SEP 28 1993

CALAVERAS COUNTY
DEPT. OF PLANNING

RESOLUTION

NO. 93-317

A RESOLUTION APPROVING GENERAL PLAN AMENDMENTS 93-01, 93-03, 93-05 AND 91-04 TO CHANGE THE LAND USE DESIGNATIONS ON PROPERTIES AS DESCRIBED BELOW AND DENYING GENERAL PLAN AMENDMENT 93-04

WHEREAS, applications for general plan amendments were submitted to the Planning Department requesting changes in land use designations for various properties as described below in Exhibits A, B, C, D and E; and

WHEREAS, the Board of Supervisors of the County of Calaveras held a duly noticed public hearing on September 7, 1993, concerning the project; and

WHEREAS, the Board of Supervisors considered the project, the recommendations of the Planning Commission, its staff report and other information presented at the public hearing orally and in writing.

NOW THEREFORE, BE IT RESOLVED, that the Board of Supervisors approved the projects with findings of the Planning Commission as presented . (See attached Exhibits A, B, C and E) and denies without prejudice GPA 93-04 (see Exhibit D).

ON A MOTION by Supervisor Gordon seconded by Supervisor Dell'Orto the foregoing Resolution was duly passed and adopted by the Board of Supervisors of the County of Calaveras, State of California on the 7 day of September, 1993, by the following votes:

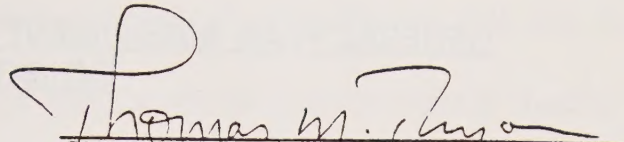
AYES: Supervisors Dell'Orto, Taylor, McRay, Gordon and Tryon

NOES: None

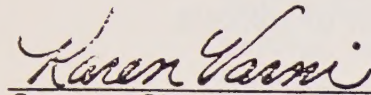
ABSENT: None

1 RESOLUTION NO. 93-317

2 ABSTAIN: None


Chairperson, Board of Supervisors

3 ATTEST:

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6 County Clerk and Ex-Officio Clerk to
7 the Board of Supervisors, of the County
8 of Calaveras, California
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GENERAL PLAN AMENDMENT 93-03 FOR GUY MEYERS
EXHIBIT A

PROPOSAL:

Approval of a general plan amendment for the Valley Springs Community Plan from Industrial to Commercial to adjust the boundary of Commercial designation to 650' northeast of Highway 26 as depicted in Tract 480, for a portion of parcels identified as APN's 46-016-42,43,44 & 45.

APN/LOCATION: 46-016-42,43,44 & 45

The subject property is located on the east side of Highway 26, approximately 400' south from its intersection with Highway 12, in Valley Springs.

FINDINGS:

1. There has not been presented substantial evidence that the adoption of the general plan amendment may cause a significant effect upon the environment. Therefore, a Negative Declaration has been granted by the Planning Commission and is recommended to the Board of Supervisors for adoption.

Evidence: The proposed general plan amendment and zone change would not directly result in any additional environmental impacts. The subject parcels already have an existing approved tract map and existing commercial and industrial use designations.

2. There is not a significant public controversy on public record regarding environmental issues associated with this project.

Evidence: To date, no letters of correspondence or phone calls have been received opposing the project.

3. The proposed general plan amendment is consistent with Goal 1 and Policy 1a which encourages job generating commercial and industrial development.

Evidence: The proposed "C2" (General Commercial) zoning will encourage new retail and service uses which will generate new employment and shopping opportunities for the community.

4. The proposed general plan amendment is consistent with Goal 5 and implementation Measure 5b which assure that general plan amendments shall comply with the provisions of the state law.

Evidence: The project has been reviewed in compliance with the State Planning and Zoning Law and the California Environmental Quality Act (CEQA).

5. The proposed general plan amendment is consistent with Policy 42e of the General Plan which ensures that road service levels are not degraded to less than "C" or "adequate" levels by new development or subdivision.

Evidence: The Department of Public Works will condition any new development of the subject property upon review so that road service level is not degraded.

6. The proposed general plan amendment is consistent with Goal 4 and Policy 4b which strive to assure that the General Plan reflects changing community values, needs and conditions and Goal 42 and Policy 42c that assure that community plans are kept current and consistent with local issues and community values.

Evidence: The proposed general plan amendment will call for better use of these properties and development of services needed in this rural area.

7. The proposed general plan amendment is consistent with neighboring land uses and zoning.

Evidence: The subject properties are adjacent to parcels zoned commercial to the north, south, west, and industrial to the east. The amendment will only correct error from a approved map that did not reflect the community plan designation and zoning.

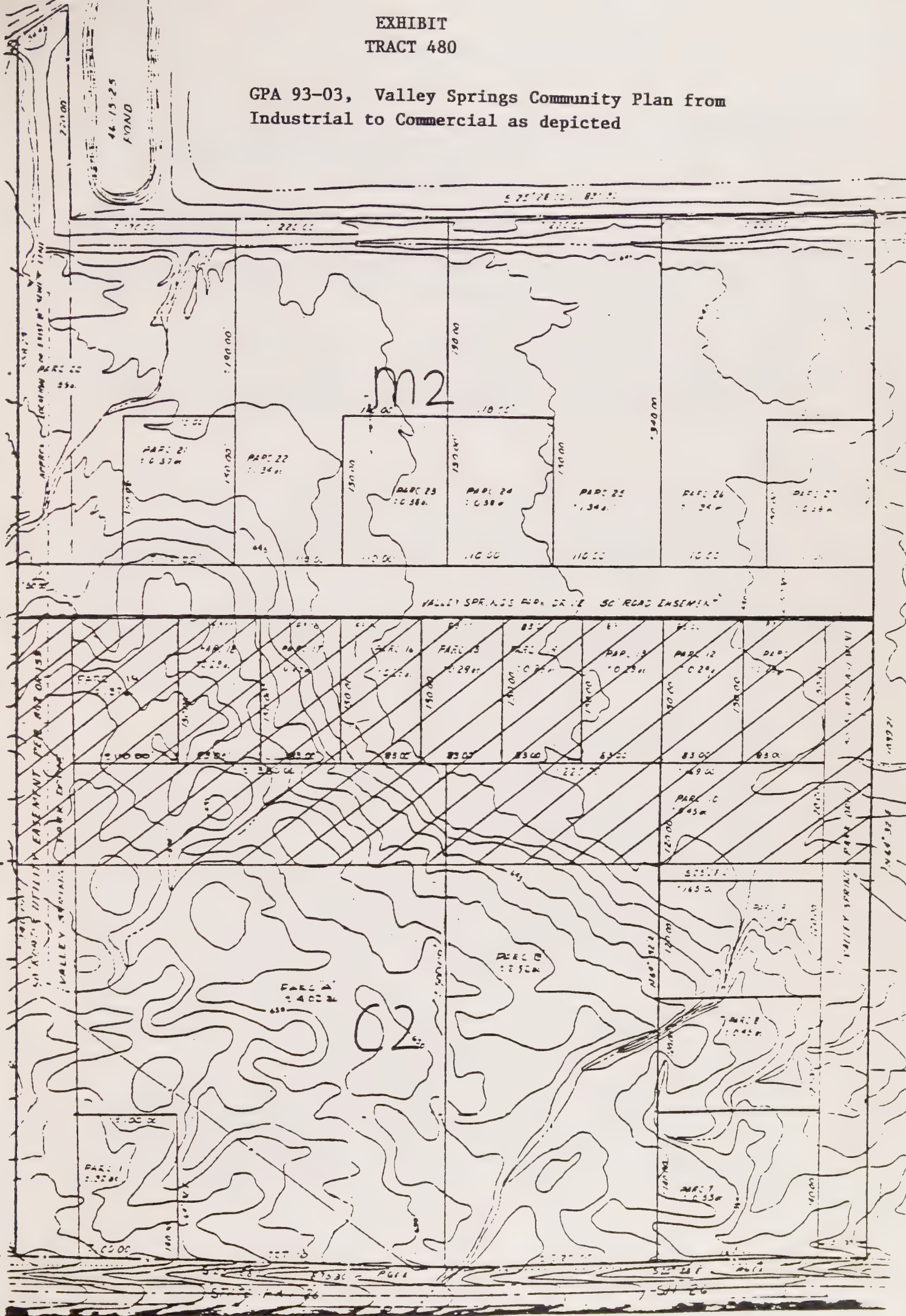
8. The adoption of the general plan amendment is consistent with applicable policies of the County General Plan and Zoning Code.

Evidence: The proposed project is consistent with Policy 42i of the General Plan which permits amendments to the community as allowed by State law.

9. The proposed general plan amendment is consistent with the Valley Springs Community Plan.

Evidence: The proposal will encourage the development of additional commercial uses along the Highway 12 corridor as promoted in the Valley Springs Community Plan.

GPA 93-03, Valley Springs Community Plan from Industrial to Commercial as depicted



GENERAL PLAN AMENDMENT 93-05, FOR JAMES HORST
EXHIBIT B

PROPOSAL:

Approval of a general plan amendment to change the Arnold Community Plan from Multiple Family Residential to Commercial for a 2.5 acre portion of APN 32-003-16 as shown on the attached Exhibit.

APN/LOCATION: 32-003-16

The subject property is located on the west side of Highway 4 approximately 1400 feet south of Shirewood Lane, within the community of Arnold.

FINDINGS:

1. There has not been presented substantial evidence that the proposed project may cause a significant effect upon the environment. Therefore, a Negative Declaration has been approved by the Planning Commission and is recommended to the Board of Supervisors for adoption.

2. There is not significant public controversy on public record regarding environmental issues associated with this project.

Evidence: To date, no phone calls or letters of correspondence have been received opposing the project.

3. The proposed project is consistent with Goal 5 and Implementation Measure 5b which assures that general plan amendments shall comply with the provisions of state law.

Evidence: The project has been reviewed in compliance with CEQA and the State Planning and Zoning Laws which specifies that the General Plan may be amended not more than four times a year.

4. The proposed project is consistent with Policy 42c which assures that community plans are kept current and consistent with local issues and community values.

Evidence: The project proposes a change in keeping with the existing legally non-conforming land use. This established land use will keep the ACP current and consistent with local issues and community values. The PD Combining Zone will allow an additional review to improve the visual quality

of the project, provide more open space and protect fragile natural resources which will serve to protect community values.

5. The proposed general plan amendment is consistent with Policy 2 of the Commercial and Transportation section of the ACP which states that commercial and industrial uses will be located in areas with physical land capability, adequate access and public utilities.

Evidence: The subject property is over seventeen acres in size and has the area enabling it to be developed commercially. Any future projects would be served by CCWD for sewer and water. The proposed PD zoning will afford Caltrans review of future site plans to ensure access is adequate.

6. The proposed general plan amendment is consistent with Policy 6 of the Commercial Transportation section of the ACP which provides for protection and enhancement of natural features present in the community to the maximum extent possible.

Evidence: The proposed PD Combining Zone will be added to the project to protect adjacent residential land owners and ensure that the natural features are protected along Highway 4. with the PD Combining Zone applied the project will be consistent with adjacent land uses and zonings.

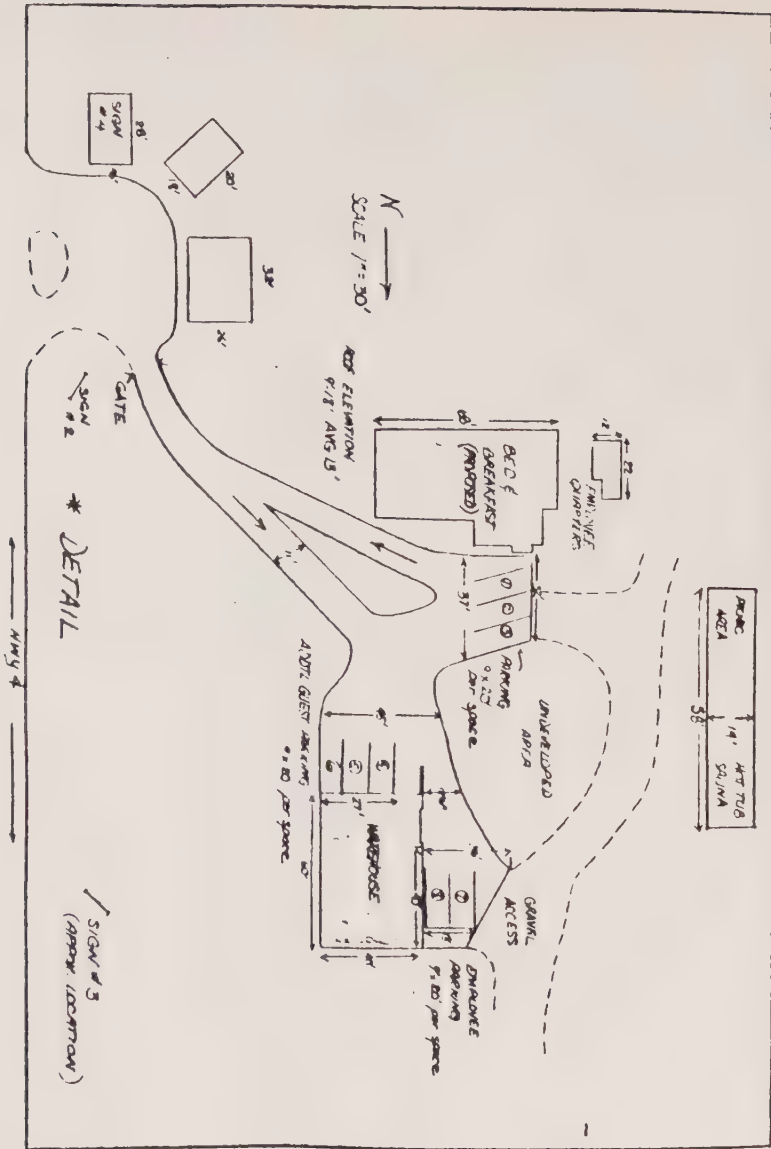
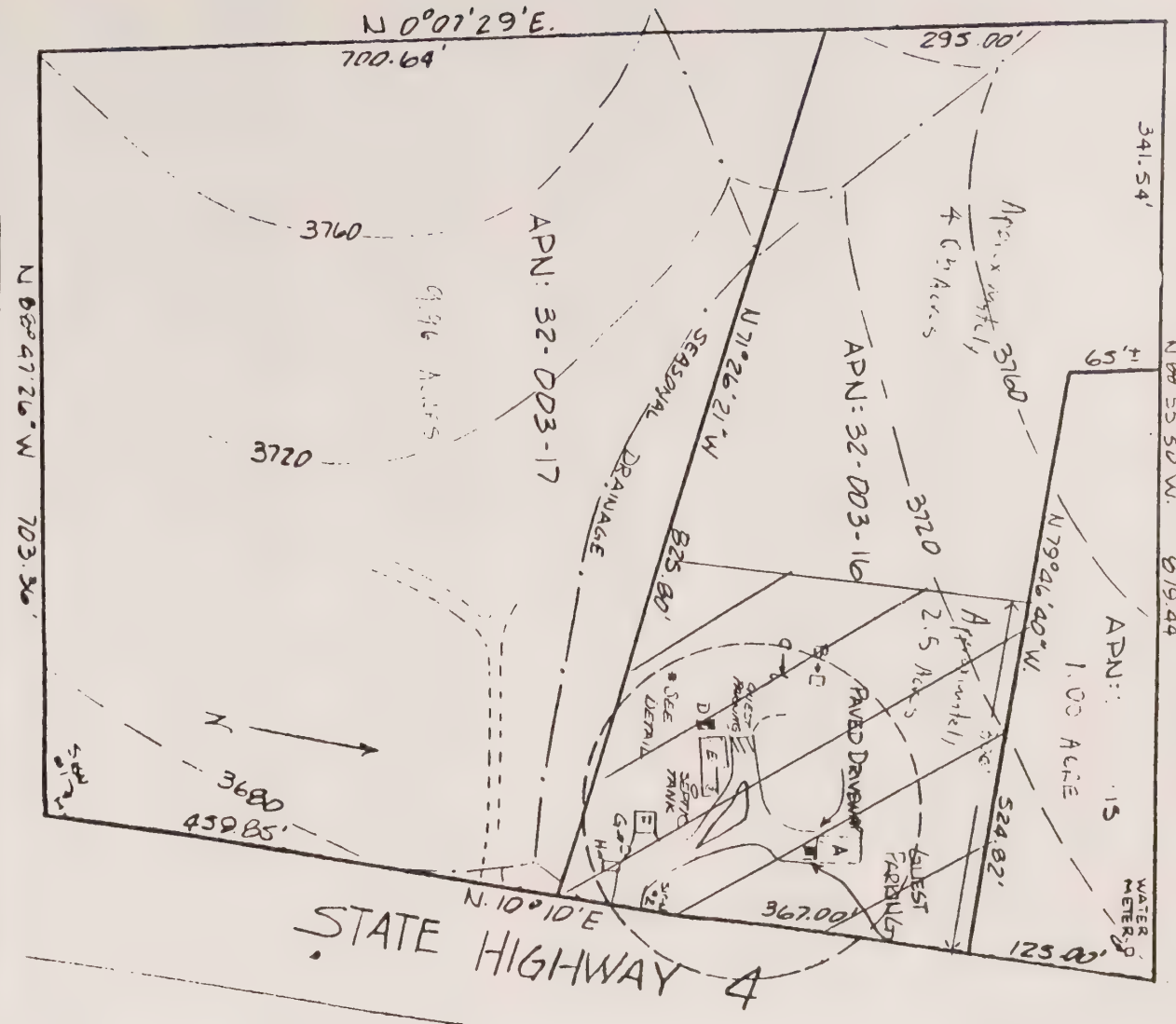
7. The proposed general plan amendment is consistent with Policy 1 which states that new industrial and commercial land uses will be encouraged to locate near existing industrial and commercial land.

Evidence: Since the subject properties are surrounded by residential uses, the general plan change will be limited to a portion of the parcel (identified as APN 32-003-16) which contains the existing commercial structures.

8. The proposed general plan amendment is consistent with Policy 51b of the General Plan which requires property owners at the time of expansion of any commercial facilities to rezone to the appropriate zone and meet the development requirements of the new zoning district.

Evidence: Since this project is surrounded by residential uses, a more appropriate zone is C1 (Local Commercial) which is best suited for locations that adjoin single family neighborhoods. Also, prior to any occupancy of the existing residence or any expansion of commercial uses the project proponents will be required to install paved parking and landscaping.

EXHIBIT



GPA 93-05, From Arnold Community Plan Multi-family Residential to Commercial for a 2.5 Acre Portion of APN: 32-003-16

COUNTY INITIATED GENERAL PLAN AMENDMENT 93-01
EXHIBIT C

ISSUE:

Project consists of approval of a general plan amendment for the Valley Springs Community Plan from Agricultural Rural to Commercial for seven parcels totalling fifty (3.18) acres.

LOCATION: 46-014-06, 07, 46-017-31, 57, 29, 32 and 33.

Project property is located on the south side of State Highway 12, between State Highway 12 and Lime Creek Road, east of the town of Valley Springs.

ISSUES:

There has not been presented substantial evidence that the adoption of the general plan amendment may cause a significant effect upon the environment. Therefore, a Negative Declaration has been granted by the Planning Commission and is recommended to the Board of Supervisors for adoption.

Evidence: The proposed general plan amendment and zone change would not directly result in any additional environmental impacts. However, at the time of any land divisions, use permits or other development applications, additional environmental studies will be conducted and appropriate mitigation measures could be imposed to mitigate any potential impacts.

There is not a significant public controversy on public record regarding environmental issues associated with this project.

Evidence: To date, one letter of support has been received from one of the affected property owners and two letters requesting certain mitigation measures have been received.

The proposed general plan amendment is consistent with Goal 1 and Policy 1a which encourages job generating commercial and industrial development.

Evidence: The proposed "C2" (General Commercial) and "C2-EP" (General Commercial-Environmental Protection) zoning will encourage new retail and service uses which will generate new employment and shopping opportunities for the community.

The proposed general plan amendment is consistent with Goal 5 and Implementation Measure 5b which assure that

GENERAL PLAN AMENDMENT 91-04 FOR CALAVERAS RIVER BLUFFS
EXHIBIT E

PROPOSAL:

A General Plan Amendment from Community Development Land-Future Single Family Residential and Natural Resource Land-Mineral Resource Area 2A to Rancho Calaveras Special Plan for approximately 122.8 acres.

APN/PROJECT LOCATION: 50-010-32 & 33

The site is located east of State Route 26, north of the community of Jenny Lind, at the east terminus of McAtee Road in Rancho Calaveras.

FINDINGS:

- I. The Board of Supervisors hereby finds that the Planning Commission held public hearings on the proposed general plan amendment. Notice of the hearings was given pursuant to California Government Code sections 65090 and 65091.

Evidence: See minutes and notices of June 17, 1993 and June 17, 1993.

- II. Pursuant to California Government Code section 65856, the Board of Supervisors noticed and held public hearings for Calaveras River Bluffs on August 9, 1993. The notice of the hearings was given pursuant to California Government Code sections 65090, 65091 and 6451.3(a).

Evidence: See minutes and notices of all meetings.

- III. On November 19, 1992, the Planning Commission held a public hearing on the Project's application package to consider public testimony on the Project's environmental documentation. At the conclusion of the public hearing, the Planning Commission voted unanimously 5-0 to have the environmental documentation (Mitigated Negative Declaration) completed and to have staff return at a later date for an environmental determination. No one testified in opposition at the public hearing regarding this Project and no public controversy was noted.

Evidence: See minutes of November 19, 1992 and Staff Report of November 19, 1992, and Staff Report of July 29, 1993.

- IV. The proposed general plan change is consistent with Policy 34(b) of the General Plan which requires that new subdivision approval and issuance of commercial, multi-family residential, industrial, and recreationally-oriented

use, design, and building permits include measures to maintain or improve levels of service on county roads serving the subject property. It is also consistent with General Plan Policy 35(a) which requires the establishment of a system through which the road impacts from new land development can be mitigated on an equitable, proportional basis, as well as Goals 32 and 33.

Evidence: The applicant shall be required to pay a State Highway Cumulative Fee of \$902.00 per parcel for Highway 26 road improvements. Additionally, the project shall be required to annex to CSA #1 and pay all associated assessment fees for road improvements/maintenance.

- V. The proposed general plan change is consistent with Policy 43(j) of the General Plan which requires that the criteria contained in Chapters 4.0, 5.0 and 6.0 of the Public Facilities and Services Element be applied to new development to ensure that traffic impacts are mitigated.

Evidence: The proposed general plan change is consistent with Policies 34(b) and 35(a) of the Public Facilities and Services Element of the General Plan as shown by Finding IV Also, pursuant to Table 7 of the Traffic Impact Analysis for the Calaveras River Bluffs Subdivision, revised January 6, 1993, the proposed general plan change is not projected to significantly impact existing roadway and intersection operations. LOS is not expected to be affected for various roads serving the subject property due to the imposition of conditions requiring the developer to contribute a proportional fee of \$902.00 per lot for cumulative impacts, to State Route 26 and to improve McAtee Road to County standards to provide for maintenance to local roads by annexing into CSA #1.

- VI. The proposed general plan change is consistent with Policy 10(a) of the Natural and Archaeological Resources Element of the General Plan which requires an archeological resource assessment for projects located within "High" sensitivity areas.

Evidence: An archaeological resources study was conducted by Archaeological Services, Inc. on May 1, 1992. The Study concluded that no prehistoric or historic artifacts, sites or other evidence of human occupation were found on the Project site. However, should artifacts be discovered during grading/utility construction, work is to cease in the vicinity until a professional archaeologist can be contracted to review the find and take appropriate action.

- VII. The proposed general plan change is consistent with Goal 81 of the Safety Element of the General Plan which strives to protect all residents from all

hazards.

Evidence: The proposed site is not within an identified flood, geological or seismic hazard area. The proposed general plan change is located within a very high fire hazard area. However, a fire management plan has been prepared and accepted by County Fire/California Department of Forestry October 19, 1992, for compliance with Calaveras County Code 8.10. Conditions of approval ensure compliance with the Fire Management Plan.

- VIII. The proposed general plan change is consistent with Policy 98(a) of the Noise Element of the General Plan which strives to ensure noise compatibility among land uses.

Evidence: The proposed general plan change is a rural residential subdivision which is noise compatible with adjacent land uses and zoning which is Rural Residential and Unclassified.

- IX. The proposed general plan change is consistent with the goals and policies and general land uses of the County General Plan and Zoning Code.

Evidence: The proposed general plan change is consistent with the Community Development Element, Public Facilities and Services Element of the General Plan, and Chapter 17.22 RR (Rural Residential) Zone, Chapter 17.46, REC (Recreational) Zone and Chapter 17.48, PS (Public Service) Zone and Chapter 17.58, EP Zone of Title 17 of the Calaveras County Government Code.

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3 BOARD OF SUPERVISORS, COUNTY OF CALAVERAS

4 STATE OF CALIFORNIA

5 March 29, 1993

6 RESOLUTION

7 NO. 93-92 A RESOLUTION APPROVING GENERAL PLAN AMENDMENTS
8 NUMBER 91-07, 92-11, 92-12, 92-13 AND 92-06

9 WHEREAS, the Board of Supervisors of the County of
10 Calaveras is permitted to amend the General Plan four (4) times
11 during a calendar year; and

12 WHEREAS, the Planning Commission of the County of
13 Calaveras did conduct a public hearing and make recommendations
14 to the Board of Supervisors concerning each proposed change in
15 the General Plan; and

16 WHEREAS, the Board of Supervisors duly advertised and
17 considered the Planning Commission recommendations and all of
18 the testimony presented to it, including its staff report and
19 initial study at a public hearing.

20 NOW, THEREFORE, BE IT RESOLVED that the Board of
21 Supervisors of the County of Calaveras does hereby amend the
22 General Plan as follows:

23 The following General Plan changes are hereby adopted and
24 the General Plan shall be amended as described in the
25 attached Exhibits for each general plan change application:

26 GPA 91-07 for Roy and Marjorie Walden

27 GPA 92-11 for Rick Schiller

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RECEIVED

APR 28 1993

CALAVERAS COUNTY
DEPT. OF PLANNING

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3 RESOLUTION NO. 93-92

4 GPA 92-12 for Vosti Properties, Inc.

5 GPA 92-13 for Lee and Katherine Phifer

6 GPA 92-06 for Kenneth Palmer and Mary Kline

7 BE IT FURTHER RESOLVED, that the Board of Supervisors
8 bases its decision on the findings in the attached Exhibits for
9 each general plan change application.

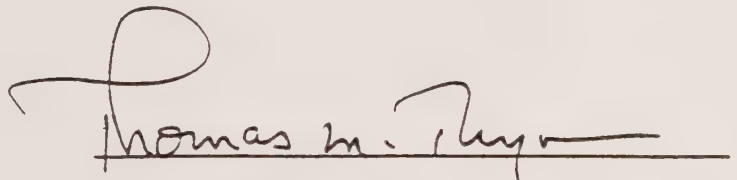
10 ON A MOTION by Supervisor Dell'Orto
11 seconded by Supervisor Gordon
12 the foregoing Resolution was duly passed and adopted by the
13 Board of Supervisors of the County of Calaveras, State of
14 California, on the 29 day of March, 1993, by the
15 following votes:

16 AYES: Supervisors Dell'Orto, Taylor, McRay, Gordon and Tryon

17 NOES: None

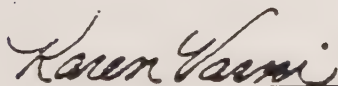
18 ABSENT: None

19 ABSTAIN: None

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Chairperson, Board of Supervisors

22 ATTEST:

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25 County Clerk and Ex-Officio Clerk to the
26 Board of Supervisors, of the County of
27 Calaveras, California
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EXHIBIT A

GENERAL PLAN AMENDMENT 91-07 FOR ROY AND MARJORIE WALDEN

APN: 66-024-37

AMENDED LAND USE DESIGNATION: Murphys and Douglas Flat Community Plan from Rural Residential to Single Family Residential for an approximately twenty (20.6) acre portion of the subject property being that area comprised of Phase I of TSTM 91-515.

FINDINGS

1. There has not been presented substantial evidence that the adoption of the general plan amendment may cause a significant effect upon the environment. Therefore, a Negative Declaration has been granted by the Board of Supervisors.
2. There is not a significant public controversy on public record regarding environmental issues associated with this project.

Evidence: To date, three letters of correspondence have been received opposing the project. Also, the project has been revised which has reduced environmental impacts and addressed their concerns.

3. The proposed general plan amendment is consistent with Goal 1 and Policy 1a of the MDFCP which ensures that all new development is consistent with the goals and policies of the Plan.

Evidence: The proposed project, as amended by conditions of approval is in compliance with the MDFCP because it is a cluster development and it keeps development near the community area.

4. The proposed general plan amendment is compatible with adjacent land uses and zoning.

Evidence: The proposed project, as amended by conditions of approval is consistent with adjacent land uses which are rural residential and zoning which is "RR" (Rural Residential) and "RM" (Rural Home Industry). The project proposal lends to a gradual transition of higher densities within a town area to low density within the rural community area of the MDFCP.

EXHIBIT B

GENERAL PLAN AMENDMENT 92-11 FOR RICK SCHILLER

APN's: 42-025-09 and 44-011-41, 42

AMENDED LAND USE DESIGNATION: San Andreas Community Plan from Single Family Residential and Multi-family Residential to entirely Multi-family Residential.

FINDINGS

1. There has not been presented substantial evidence that the adoption of the general plan amendment may cause a significant effect upon the environment. Therefore, a Negative Declaration has been granted by the Board of Supervisors.

2. There is not a significant public controversy on public record regarding environmental issues associated with this project.

Evidence: To date, no letters of correspondence or phone calls have been received opposing the project.

3. The proposed general plan amendment is consistent with Goal 5 and Implementation Measure 5b which assures that general plan amendments shall comply with the provisions of the state law.

Evidence: The project has been reviewed in compliance with CEQA.

4. The proposed general plan amendment is consistent with Policy 42e of the General Plan which ensures that road service levels are not degraded to less than "C" or "adequate" levels by new developments or subdivisions.

Evidence: The current level of service is "adequate", however, Public Works Dept. will condition any new development of the subject property upon review so that the road level of service is not degraded.

5. The proposed general plan amendment is consistent with neighborhood land uses and zoning.

Evidence: The areas of the proposed change are adjacent to parcels currently zoned multi-family residential.

6. The adoption of the general plan amendment is consistent with the applicable policies of the County General Plan and Zoning Code.

Evidence: The proposed project is consistent with Goals 4, 5, 30 and Implementation Measures 42 and 5b of the General Plan.

EXHIBIT B - GPA 92-11 continued

7. The proposed general plan amendment is consistent with Policy 6.8a of the San Andreas Community Plan which states that multi-family developments shall have direct access to an arterial or a collector street without first traversing a single family area.

Evidence: The multi-family residential area is adjacent to Pope Street and local traffic from future development will not traverse any single family residential uses.

8. The proposed general plan amendment is consistent with Policy 6.8e of the San Andreas Community Plan which states that as multi-family uses are developed adjacent to single family uses and vice-versa, it shall be the responsibility of the developer of the newer use to reduce potential incompatibility by methods including but not limited to, increased setbacks, fencing, landscaping and easements.

Evidence: The project site is adjacent to single family uses which are already developed and as future development occurs, conflict may arise between these two uses. The mitigation of any possible conflicts will be determined at DRC before future development occurs.

EXHIBIT C

GENERAL PLAN AMENDMENT 92-12 FOR VOSTI PROPERTIES

APN's: 46-016-35 and 37

AMENDED LAND USE DESIGNATION: Valley Springs Community Plan from Industrial to Commercial and Industrial.

FINDINGS

1. There has not been presented substantial evidence that the adoption of the general plan amendment may cause a significant effect upon the environment. Therefore, a Negative Declaration has been granted by the Board of Supervisors.
2. There is not a significant public controversy on public record regarding environmental issues associated with this project.

Evidence: To date, no letters of correspondence or phone calls have been received opposing the project.

3. The proposed general plan amendment is consistent with Goal 5 and Implementation measure 5b which assures that general plan amendments shall comply with the provisions of the state law.

Evidence: The project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

4. The proposed general plan amendment is consistent with Policy 42e of the General Plan which ensures that road service levels are not degraded to less than "C" or "adequate" levels by new development.

Evidence: Upon development, the subject property will be conditioned so that any new development does not degrade the road level of service. The level of service of Highway 26 will be retained at an adequate service level after full project buildout. The general plan amendment will only realign the community plan to be more consistent with surrounding uses.

5. The proposed general plan amendment is consistent with Goal 4 which strives to assure that the General Plan reflects changing community values, needs and conditions and Policy 42c that assures that community plans are kept current and consistent with local issues and community values.

Evidence: The proposed general plan amendment will call for better use of this property and development of commercial uses needed in the Valley Springs community. By providing a commercial corridor down this portion of Highway 26 can provide for more shopping in Calaveras County which will in turn provide for additional tax generating revenue and employment.

EXHIBIT C GPA 92-12 continued

6. The proposed general plan amendment is consistent with neighboring land uses and zoning.

Evidence: The subject property is adjacent to the Valley Oaks Shopping Center and the new Valley Springs Lumber Center, which are also zoned "C2" (General Commercial).

7. The adoption of the general plan amendment is consistent with applicable policies of the County General Plan.

Evidence: The proposed project is consistent with the Valley Springs Community Plan which encourages clean industries to provide necessary employment opportunities for residents and commercial activities along Highways 12 and 26. The project is also consistent with Goal 4 and Policy 42c of the General Plan which assures that community plans are kept current with community values and needs.

EXHIBIT D

GENERAL PLAN AMENDMENT 92-13 FOR LEE AND KATHERINE PHIFER

APN's: 46-001-99 and 100

AMENDED LAND USE DESIGNATION: Valley Springs Community Plan from Rural Residential to Commercial.

FINDINGS

1. There has not been presented substantial evidence that the adoption of the general plan amendment may cause a significant effect upon the environment. Therefore, a Negative Declaration has been granted by the Board of Supervisors.

2. There is not a significant public controversy on public record regarding environmental issues associated with this project.

Evidence: To date, no letters of correspondence or phone calls have been received opposing the project.

3. The proposed general plan amendment is consistent with Goal 5 and Implementation measure 5b which assures that general plan amendments shall comply with the provisions of the state law.

Evidence: The project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

4. The proposed general plan amendment is consistent with Policy 42e of the General Plan which ensures that road service levels are not degraded to less than "C" or "adequate" levels by new development.

Evidence: Upon development, the subject property will be conditioned so that any new development does not degrade the road level of service. The level of service of Highway 26 will be retained at an adequate service level after full project buildout. The general plan amendment will only realign the community plan to be more consistent with surrounding uses.

5. The proposed general plan amendment is consistent with Goal 4, policy 4a and implementation 4b which strives to assure that the General Plan reflects changing community values, needs and conditions and Goal 42 and Policy 42c that assures that community plans are kept current and consistent with local issues and community values.

Evidence: The proposed general plan amendment will call for better use of this property and development of commercial uses needed in the Valley Springs community. Providing a commercial corridor down this portion of Highway 26 can provide for more shopping in Calaveras County which will in turn provide for additional tax generating revenue and employment.

EXHIBIT D GPA 92-13 continued

6. The proposed general plan amendment is consistent with neighboring land uses and zoning.

Evidence: The subject property is adjacent properties to the north, south and west which are zoned "C2" (General Commercial).

7. The adoption of the general plan amendment is consistent with applicable policies of the County General Plan.

Evidence: The proposed project is consistent with the Valley Springs Community Plan which encourages employment opportunities for residents and commercial activities along Highways 12 and 26. The project is also consistent with Goal 4, Policy 4a, Implementation measure 4b, Goal 42 and Policy 42c of the General Plan which assures that community plans are kept current with community values and needs.

EXHIBIT E

GENERAL PLAN AMENDMENT 92-06 FOR KENNETH PALMER AND MARY KLINE

APN: 66-002-20

AMENDED LAND USE DESIGNATION: Murphys and Douglas Flat Community Plan from Rural Residential to Single Family Residential.

FINDINGS FOR GPA 92-06, ZA 92-32:

1. There has not been presented substantial evidence that the adoption of the proposed project may cause a significant effect upon the environment. Therefore, a Negative Declaration has been granted by the Planning Commission and is recommended to the Board of Supervisors for adoption.
2. The proposed project is consistent with Goal 1 and Policy 1a of the MDFCP. Goal 1 seeks to preserve and enhance the rural character of the community area, while Policy 1a seeks to ensure that all new development is consistent with the goals and policies of the community plan.

Evidence: The proposed designation of Rural Residential- 1/2 acre density is identical with that of abutting parcel 66-002-16 which has been in place since the original adoption of the community plan in March, 1984. The community plan character is maintained through adoption of Rural Residential-1/2 acre designation which maintains a consistency with that of all adjacent properties, except APN 66-002-13, which has a Multi-family Residential designation. The proposed parcel sizes are compatible with existing parcel sizes in the vicinity. Average parcel size within this area is approximately 0.48, with a mixture of parcels ranging from approximately 5,000 sq. ft. to 1.6 acre excluding the subject parcel.

3. The proposed project is consistent with Policy 1e and Implementation measure 1f of the MDFCP. Policy 1e seeks to ensure that adequate areas are retained in open space and policy 1f requires integration of open space or landscaped areas.

Evidence: The proposed project involves a proposed parcel map and would be developed with single family dwellings and associated homeowner provided landscaping. Open space will be provided because the parcel sizes of .26, .46, .47 and .66 are large enough to accommodate single family dwellings while leaving approximately 1.67 acres of open space and landowner provided landscaping. This is based on data shown on TPM 92-26 which shows approximately .53 acres of road and utility easements less 2.38 acres total area of project = 1.85 net acres. Based on an average of 2,500 sq. ft. per single family

dwelling times 3 dwelling units = .17 acres - 1.85 net area = 1.67 acres available for open space/landscaping. In addition, the proposed project conforms to the MDFCP requirement for contribution to parks and open space facilities. A fee of \$751.50 will be paid toward these facilities which are intended to provide open space and recreational facilities for the entire community.

4. The proposed project is consistent with Goal 6 and Policy 6a of the MDFCP. Goal 6 seeks to preserve the rural character of town areas. Policy 6a allows a mixture of uses consistent with small town character.

Evidence: The MDFCP Land Use Map depicts that the subject property is within the designated "Town Area" of the Plan. According to Policy 6a, a mixture of residential densities are permitted within "Town Areas", which includes single family residential, multi-family residential and rural residential densities. The proposed designation of Rural Residential- 1/2 acre density is identical with that of abutting parcel 66-002-16 which has been in place since the original adoption of the community plan in March, 1984. The community plan character is maintained through adoption of Rural Residential-1/2 acre designation which maintains a consistency with that of all adjacent properties, except APN 66-002-13, which has a Multi-family Residential designation. The proposed parcel sizes are compatible with existing parcel sizes in the vicinity. Average parcel size within this area is approximately 0.48, with a mixture of parcels ranging from approximately 5,000 sq. ft. to 1.6 acre excluding the subject parcel.

5. The proposed project is consistent with Goal 3 and Policy 3c of the MDFCP. Goal 3 seeks to ensure that all new parcels have adequate access. Policy 3c requires adequate, safe access to all new parcels of land.

Evidence: While Scott Street has a LOS rating of "Inadequate", a condition has been added to require the improvement of Scott Street from LOS "Inadequate" to LOS "Adequate." In order to improve the LOS and still preserve the rural character of Scott Street, the project conditions have been modified to reduce the widening of Scott Street to the minimum necessary to provide adequate LOS.

6. The proposed project is consistent with Section 2.2 "Consistent Zoning" of the MDFCP which establishes consistent zoning for parcels within the Plan area.

Evidence: The project as proposed included a zone change from "RR" (Rural Residential) to "R1" (Single Family Residential). To ensure consistency with all parcels in the vicinity, the land use designation would be modified to Rural

Residential-1/2 acre density, with consistent zoning of RR-X (Rural Residential-Existing Parcel Size). All adjoining parcels are zoned "RR-1/2" or "RR-X" with the exception of APN 66-002-13, which is zoned R3-3600 (Multi-family Residential-12 units per acre).

7. The proposed project is consistent with Policy 34b of the Public Facilities and Services Element which requires that new subdivision approvals include measure to maintain and improve LOS on County roads serving the subject property.

Evidence: While Scott Street has a LOS rating of "Inadequate", a parcel map condition has been added to require the improvement of Scott Street from LOS "Inadequate" to LOS "Adequate". In order to improve the LOS and still preserve the rural character of Scott Street, the project conditions have been modified to reduce the impact of widening Scott Street. Additionally, a parcel map condition has been added requiring the payment of General Road Improvement Fees for Scott Street in the amount of \$8,734.08.

8. The proposed project is consistent with Goal 10 of the Natural and Archaeological Resources Element which strives to preserve significant archaeological sites and/or artifacts in the County.

Evidence: A condition of approval has been added to the proposed parcel map requiring that an archaeological resources assessment be conducted on the subject property prior to any onsite grading or the filing of the parcel map. The recommendations of the site assessment shall be implemented prior to any onsite grading or the filing of the parcel map pursuant to Appendix K of CEQA.

9. The proposed project is consistent with Goal 81 of the Safety Element which strives to protect all residents from all hazards.

Evidence: The proposed site is not within an identified flood, geologic or seismic hazard area, as delineated in the MDFCP, County General Plan and FEMA maps.

10. The proposed project is consistent with Policy 98a of the Noise Element which strives to ensure noise compatibility among land uses.

Evidence: The proposed project consists of rural residential-1/2 acre density development which is noise compatible with adjacent land uses and zoning which are all rural residential. The Noise Element does not show that the proposed project is adjacent to a significant noise source.

11. The proposed project is compatible with adjacent land uses and zoning.

Evidence: The proposed project is compatible with adjacent land uses which are rural residential and zoning which is Rural Residential. There are 8 parcels adjacent to the project with parcel sizes ranging from .19 acres to 1.60 acres. The proposed designation of Rural Residential- 1/2 acre density is identical with that of abutting parcel 66-002-16 which has been in place since the original adoption of the community plan in March, 1984. The community plan character is maintained through adoption of Rural Residential-1/2 acre designation which maintains a consistency with that of all adjacent properties, except APN 66-002-13, which has a Multi-family Residential designation. The proposed parcel sizes are compatible with existing parcel sizes in the vicinity. Average parcel size within this area is approximately 0.48, with a mixture of parcels ranging from approximately 5,000 sq. ft. to 1.6 acre excluding the subject parcel.

12. The proposed project is consistent with the goals, policies and general land uses of the County General Plan and Zoning Code.

Evidence: The proposed project is located within the MDFCP. The provisions of this request are consistent with the Community Development Element, Public Facilities and Services Element and the Natural and Archaeological Resources Element of the General Plan and Chapter 17.24, of Title 17.

13. There has been public controversy on public record regarding environmental issues associated with this project; however, the project has been modified through imposition of project conditions of approval which address areas of controversy as submitted on public record.

Evidence: The following identifies these issues of controversy and demonstrates that they have been addressed:

A. Issue

The proposed project would necessarily result in the improvement of Scott Street, thereby causing the removal of mature trees lining Scott Street.

Response:

In consideration of retaining as many trees as possible along Scott Street, the Public Works Department has modified parcel map conditions for the improvement of Scott Street, as follows:

1. Reduce off-site improvements requirements to provide a minimum 20' foot wide pavement section and rocked shoulder widths of 2' feet, and
2. Construct onsite improvements consisting of the standard 22' foot wide pavement section and a 4' foot wide rocked shoulder on the east side of Scott Street.

B. Issue:

The proposed project would result in the increase in traffic on Scott Street, thereby causing a traffic impact.

Response:

The proposed project would not substantially increase traffic on Scott Street. The 3 additional proposed parcels would potentially increase average daily traffic (ADT) on Scott Street by 22.5 vehicles per day, based on the General Plan standard of 7.5 ADT per single family dwelling. Even if the one acre density was left in place, a total of four dwellings could be constructed with an identical traffic impact, which the Department of Public Works and road statistics identify as less than significant.

C. Issue:

The proposed project would reduce open space within this neighborhood.

Response:

The proposed land division includes a condition in compliance with Policy 20b of the MDFCP for the acquisition of park and open space lands. Additionally, open space will be provided because the parcel sizes of .26, .46, .47 and .66 are large enough to accommodate single family dwellings while leaving approximately 1.67 acres of open space and landowner provided landscaping. This is based on data shown on TPM 92-26 which shows approximately .53 acres of road and utility easements less 2.38 acres total area of project = 1.85 net acres. Based on an average of 2,500 sq. ft. per single family dwelling times 3 dwelling units = .17 acres - 1.85 net area = 1.67 acres available for open space/landscaping.

D. Issue:

The proposed project site is covered by signs of occupation and usage by native americans.

Response:

The proposed land division includes a condition in compliance with Goal 10 of the Natural and Archaeological Resources Element which requires that an archaeological resources assessment be conducted and the recommendations of the assessment be implemented prior to any onsite grading or the filing of the parcel map pursuant to Appendix K of CEQA.

E. Issue:

The proposed project would increase drainage which would flow into adjacent properties.

Response:

The proposed project has been amended to include a condition requiring onsite drainage to be designed or directed so as not to result in increased off site flows. Additionally, a condition has been added requiring that a storm drain system be provided in accordance with accepted engineering practices.

14. The proposed project is consistent with Policy 20b of the MDFCP which enforces the provisions of the County Code for acquisition of open space and park land to ensure that there are 2.5 acres of park or open space land acquired for each 1,000 of population.

Evidence: The proposed project includes a condition requiring that the subdivider pay to the County prior to filing the parcel map a park open space fee of \$751.50.

15. The proposed project is consistent with California Government Code Section 65358 (b) which specifies that no mandatory element of the general plan may be amended more frequently than 4 times a year.

Evidence: The proposed project is part of the first general plan amendment to be adopted in 1993.

16. The proposed project is consistent with Goal 5 and Policy 5b which assures that general plan amendments shall comply with the provisions of state law.

Evidence: The project has been reviewed in compliance with the California Environmental Quality Act (CEQA). The initial study, agency and public comments have shown that there are not significant adverse, unmitigated environmental effects associated with the proposed project. Therefore, adoption of a Negative Declaration is appropriate.

17. The proposed project is consistent with Policy 1e and Implementation Measure 1f of the MDFCP which ensures that new subdivision activity contain open space.

Evidence: It has been stated that the proposed land division may result in the construction of fences associated with future residences, thereby obstructing clear views and the appearance of open space within the neighborhood. However, the MDFCP does not contain restrictions on fencing. Any future fencing would be consistent with that which is presently in place in the surrounding neighborhood, which presently comprises a mixture of agricultural, 6' wood and picket fencing.

1 **BOARD OF SUPERVISORS, COUNTY OF CALAVERAS**
2 **STATE OF CALIFORNIA**

3 JULY 19, 1993

4 **RESOLUTION**

5 **NO. 93-265** A RESOLUTION APPROVING GENERAL PLAN AMENDMENT 92-10 FOR A
6 CLARIFYING TEXT AMENDMENT TO THE PUBLIC FACILITIES AND SERVICES ELEMENT,
7 PART I: ROAD SYSTEM, AND THE COMMUNITY DEVELOPMENT ELEMENT OF THE
8 GENERAL PLAN .

9 WHEREAS, the Board of Supervisors of the County of Calaveras initiated
10 GPA 92-10 on October 19, 1992, to clarify the goals, policies, and implementation
11 measures as they apply to State highways in the General Plan; and

12 WHEREAS, the proposed project has county wide application within the
13 County of Calaveras; and

14 WHEREAS, the Planning Commission conducted a public hearing for
15 consideration of the project request pursuant to State and County Codes and procedures,

16 WHEREAS, the Board of Supervisors of the County of Calaveras held a duly
17 noticed public hearing on May 10, 1993, concerning the project; and

18 WHEREAS, the potential environmental effects of the proposed project were
19 duly considered, and proposed mitigation measures reviewed and discussed; and

20 WHEREAS, the Board of Supervisors considered all of the information
21 presented to it including its staff report, information and public testimony presented in
22 writing and at the meeting.

23 NOW THEREFORE, BE IT RESOLVED, that the Board of Supervisors finds
24 that the project as it is approved shall not have a significant effect on the environment
25 and a Negative Declaration is adopted; and

26 BE IT FURTHER RESOLVED, that the Board of Supervisors approves
27 GPA 92-10 based upon the following findings:

28 1. There has not been presented substantial evidence that the adoption of the GPA
 may cause a significant effect upon the environment.

 2. There is not a significant public controversy on public record regarding
 environmental issues associated with this project.

3. The proposed amendment is not a major change of policy of the existing General Plan policies, but clarifies existing development policies as they relate to State Highways.

Evidence: In the existing General Plan section on State highways, Section 4.00, the discussion of level of service and Implementation Measure 33e, refers only to maintaining the present level of service on the highway at the subject property.

Proposed Implementation Measure 33d states:

Require developers to fund project specific improvements necessary to maintain the existing level of service on State highways impacted by their development projects.

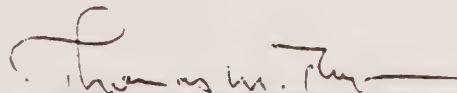
ON A MOTION by Supervisor Dell'Orto
seconded by Supervisor McRay the foregoing Resolution was duly passed and adopted by the Board of Supervisors of the County of Calaveras, State of California on the Nineteenth day of July, 1993, by the following votes:

AYES: Supervisors Dell'Orto, Taylor, McRay, Gordon and Tryon

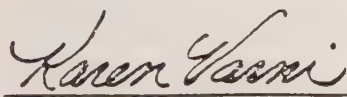
NOES: None

ABSENT: None

ABSTAIN: None


Chairperson, Board of Supervisors

ATTEST:


County Clerk and Ex-Officio Clerk to
the Board of Supervisors, of the County
of Calaveras, California

July 15, 1993

EXHIBIT A

IV. PUBLIC FACILITIES AND SERVICES ELEMENT

Treatment of public facilities and services in the General Plan is divided into two parts. Part 1, below, addresses the road system. Part 2 addresses the balance of the transportation system (public transit, bicycle, pedestrian and equestrian traffic, scenic highways, airports, railroads, and pipelines), as well as energy systems, water systems, waste disposal and schools, and is found in Section VI of the General Plan.

Part 1. ROAD SYSTEM.

1.0 INTRODUCTION.

The road system consists of the State Highways, County Roads, and private roads used for motor vehicle traffic. Part 1 addresses those aspects of existing and planned road networks, including road maintenance and improvements.

1.10 SUMMARY OF MAJOR FINDINGS.

Projected increases in population will result in increased demand on roads within the County. To maintain the road system's adequacy due to such growth, policies relating to road classifications and levels of service are correlated with population density and land uses set forth in the Community Development Element.

It is the County's policy that new development share in the cost of improvements made necessary by the impact of new development. This contribution may be satisfied by a general improvement fee and by project specific improvements to roads providing access to the new development (see Chapters 3.0 and 4.0).

1.20 DEFINITIONS.

The following definitions apply to this Part:

A) Average Daily Traffic: The number of vehicles, actual, estimated, or projected, traveling a road segment per day.

B) Committed Average Daily Traffic: Current average daily traffic plus projected future traffic based on existing undeveloped parcels on a road or road segment.

C) Community Area: Any Community Plan Area, Specific Plan Area, Special Plan Area, Community Center, or Residential Center.

D) Degradation of LOS: Occurs when the level of service is reduced or affected due to actual or projected traffic impacts.

E) General Improvement Fees: Fees charged by the County for road improvements to offset cumulative impacts caused by land development. The amount of fees charged corresponds to the need for improvements attributable to particular development. The monies are not used for general maintenance, but for design studies, engineering, and actual improvements.

F) Level of Service (LOS): A term used to denote the ease with which traffic moves along a road at a consistent speed. It is a measure of convenience, not a measure of safety. Levels of service are divided into categories "A" through "F", and then for County roads, into speed limits to allow consideration for terrain, traffic flow, and road purpose. When determining LOS in community areas, consideration must also be given to routine delays associated with traffic control devices, crosswalks, turning, parking and generally higher density land uses. LOS categories are presented in the following table:

TABLE IV-1

<u>Level</u>	<u>Traffic Condition</u>
LOS "A"	Free flow conditions; Low volumes; High operating speed; Uninterrupted flow; No restriction on maneuverability; Drivers maintain desired speeds; Little or no delays.
LOS "B"	Stable flow condition; Operating speeds beginning to be restricted.
LOS "C"	Stable flow but speed and maneuverability restricted by higher traffic volumes.
LOS "D"	Approaching unstable flow; Low speeds.
LOS "E"	Lower operating speeds; Volume at or near capacity; Unstable flow.

LOS "F" Forced flow conditions; Low speeds;
 Volumes above capacity; Stoppages for long
 periods because of congestion.

G) Project Specific Improvements: Improvement requirement imposed that applies specifically to the project being considered, based on the project's traffic generation, its base zoning district, and the condition of the road affected by the project. The purpose of project specific improvements is to promote safe ingress and egress and to ensure that the road's level of service is not degraded.

H) Proportional Share of Traffic: The percentage of a category of traffic volume used to divide the responsibility for financing the overall improvement of the road. The four traffic categories are presented in the following Table:

TABLE IV-2

Intercounty traffic	-- traffic traveling through the County to points beyond the County.
Intracounty traffic	-- the movement of traffic from one point to another point within the County.
Destination traffic	-- traffic traveling from another County to a specific location within this County.
Local traffic	-- neighborhood traffic that uses the road as the starting or ending point for residential purposes within the same community.

I) Road Basin, Road Region: The areas served by a road or network of roads.

J) Road Ordinance: The ordinance adopted by the Board of Supervisors to implement Part 1 of the Public Facilities and Services Element.

K) Service Classifications: To differentiate between roads located inside and outside community areas, the County divides all State- and County-maintained roads into two categories, Regional Roads and Community Roads. Roads within each category are classified to reflect traffic associated with present and future land use.

1) Regional Roads: Regional roads are public and private roads which are located outside Community Plan areas, Specific Plan areas, Community Centers Residential Centers, and Special Plan areas unless the Special Plan indicates otherwise. The service classifications for regional roads are:

a) Major Arterials: Major arterials are multi-lane freeways which handle high volumes of traffic. There are no major arterials in Calaveras County and currently it is not projected there will be a need for major arterials in the County.

b) Minor Arterials: Minor arterials are roads which connect community areas and traffic destination centers (such as recreational facilities and resources) and provide corridors to move traffic into and through the County. All State Highways in the County are currently minor arterials.

c) Major Collectors: Major collectors are roads which move traffic from one community to the next. Major collectors move traffic from minor arterials into and out of community areas.

d) Minor Collectors: Minor collectors move traffic from traffic generators (such as residential areas) to major collectors or minor arterials. Minor collectors are generally located within residential areas where they connect a number of local roads to a major collector.

e) Local Roads: Local roads typically serve low-volume traffic generators located directly on the road.

2) Community Roads: Community roads are public and private roads located within a Community Plan Area, Specific Plan Area, Special Plan Area, Community Center, or Residential Center. The service classifications for community roads are:

a) Through Roads: The primary roads on which traffic moves into and out of a community area. A route through a community area may be considered a through road, even though a change of road is needed to complete the trip through the community area. Such a series of roads or road segments is a "through route". Outside of community areas, through roads transform into minor arterials or major or minor collectors.

b) Connector Roads: Connector roads move traffic within a community area onto a through road. Outside of community areas, connector roads transform into minor collectors.

c) Residential Roads: A residential road connects primarily single-family residential areas to connectors or through roads.

2.0 PUBLIC AND PRIVATE ROADS, NEW CONSTRUCTION, ACCESS

There are several locations in the County where new County- maintained roads may be needed in the future. The locations of the new roads are shown on Transportation Maps 1 and 2, and in Community, Special and Specific Plans. New roads are financed primarily by those developing or subdividing property in the area.

New roads identified in Community, Special, or Specific Plans, and the General Plan, must be constructed as new development occurs. Depending on the area, and committed capacity of roads, a developer may be required to construct the entire road, or merely contribute a proportional share of the cost.

In order to maintain a smooth flow of traffic within community areas, alternate access points should be identified along roads. Alternate access points may consist of shared driveways, frontage roads, or other road access to reduce the number of encroachments onto public and private roads.

2.10 SUMMARY OF MAJOR FINDINGS.

Public roads in Calaveras County include highways in the State-maintained system; roads in the County-maintained system; roads maintained by a County Service Area or Community Services District; and roads used by the public, but for which no public agency has the responsibility of maintenance.

Private roads in the County are those roads upon which there is no public right to travel.

2.20 GENERAL PLAN RECOMMENDATIONS.

30 -- Goal: Identify a system of classification and new road placement consistent with the existing road system, to reflect areas suitable for land development.

30-a -- Policy: Classify existing County Roads using the service classifications set forth in the definitions.

30-b -- Implementation Measure: Use Transportation Plan Maps 1 and 2 to identify service classifications for existing roads.

30-c -- Policy: Identify locations for proposed new roads.

30-d -- Implementation Measure: Use Transportation Plan Maps 3 and 4 to identify proposed new roads and improvements.

30-e -- Policy: Identify areas of the county in which alternate access policies shall be adopted.

30-f -- Implementation Measure: Adopt alternative access policies for specific areas as the need is determined.

31 -- Goal: Create and maintain a road system to serve the County's needs.

31-a -- Policy: Require that access to new development and to newly created parcels meet County standards under the General Plan, any applicable Community Plan, Specific Plan, or Special Plan, and the County Road Ordinance.

31-b -- Implementation Measure: Continue to enforce the standards of the County Road Ordinance.

31-c -- Policy: Consider acceptance of new roads into the County-maintained system only when such roads are built to County standards and have a general public benefit.

31-d -- Implementation Measure: Consider acceptance of new roads into the County-maintained road system only when the roads serve a general public area, have a logical through connection, serve a general public purpose, and have a level of service of A, B, or C.

31-e -- Policy: Require that private roads be constructed to standards adequate to meet the needs of the parcels they serve.

31-f -- Implementation Measure: Adopt road standards for new residential, commercial, multiple family residential, recreation-oriented commercial, and industrial development.

3.0. STATE HIGHWAYS.

< **State highways.** Calaveras County has four state highways, all of which are classified as minor arterials.

< **Highway 4.**

Highway 4, the Ebbetts Pass Highway, serves the south county connecting from Stanislaus and San Joaquin to Alpine Counties. Highway 4 is a trans-Sierra route.

< **Highway 12.**

This east-west route connects San Joaquin County with San Andreas at Highway 49.

< **Highway 26.**

The trans-county west-east route serving the north county is Highway 26, connecting San Joaquin County via Valley Springs, Mokelumne Hill, and West Point to Amador County. The most easterly portion connects West Point to Amador County near Pioneer.

< **Highway 49.**

Highway 49 is the only north-south route. It traverses central Calaveras County and connects Amador in the north and Tuolumne in the south.

3.10 SUMMARY OF MAJOR FINDINGS

A) State Highway Improvements. Caltrans is required by State law to conduct long-term State Highway System planning. Long-term planning includes analyzing existing and future travel conditions for each segment of a given route, establishing concept levels of service, identifying deficiencies, and proposing capacity-increasing improvements necessary to maintain adequate levels of service. The System Management Plan for District 10 approved in 1989 by Caltrans, is the State's long range planning and policy tool to guide decisions related to managing and improving the State Highway System within the District.

State funding is inadequate to make all capacity improvements desired by Caltrans, and by regional and local government. Therefore, capacity improvement projects are prioritized.

The highway system is broken into three general groups for planning purposes by Caltrans (District 10 System Management Plan, 1989). These groups

prioritize the highway network by importance in the movement of people and goods and are as follows:

- 1) Major Routes. Major routes are heavily traveled inter-regional connections. These routes and route segments are classified as principal arterials. They are generally constructed to freeway and expressway standards.
- 2) Routes of Regional Importance. Routes of regional importance provide a network between smaller communities and rural areas. They also serve as connections to and between major routes. They are generally constructed as conventional highways, with stretches of expressway at spot locations.
- 3) Secondary Routes. Secondary routes are routes of lesser importance to the highway system. They are used primarily for local trips and have relatively low daily traffic usage.

In Calaveras County, there are no major routes. Caltrans has identified State Routes 4, 12, and 49 as routes of regional importance, and State Route 26 as a secondary route.

B) Scheduling Improvements. The California Transportation Commission is charged with maintaining the State Transportation Improvement Plan (STIP) each year. Only after inclusion in the STIP is a specific date established for improvement projects to be undertaken. If a local jurisdiction determines that specific improvements to a State Highway are important local priorities, a funding contribution from the local agency can expedite inclusion of the project in the annual STIP.

C) Levels of Service. Caltrans determines existing level of service for all highways and also establishes "concept levels of service" for each segment of all State highways. The concept LOS is the minimum acceptable service the highway should provide the traveling public. The concept LOS establishes the goal of service adequacy, and the threshold below which a route is in need of improvement. Caltrans indicates not all segments of a route must be brought up to the concept LOS over the 20-year planning period, but significant progress must be made in order for the concept levels of service to be considered reasonable and achievable.

Factors Caltrans uses in establishing concept LOS for a route are terrain, surrounding land use, travel characteristics, relative importance of the route, relationship to other routes, urban and rural characteristics, functional

classification, importance to the economy, public's perceived need, safety, and cost of improvement.

The approved 1989 System Management Plan specifies the following concept LOS for State Routes in Calaveras County:

	<u>Concept LOS</u>
SR 4	C
SR 12	C
SR 26, W Calaveras County boundary to W intersection with SR 12	D
SR 26, W intersection with SR 12 to E intersection with SR 12	C
SR 26, E intersection with SR 12-end SR 49	Maintain Only C

D) Project Specific Improvements. Traffic generated by new development may impact the existing LOS on the highway as it passes a project or at its intersection with a project's access to the State highway. Therefore, a developer may be required to make project specific improvements in order to maintain existing highway LOS at the project's connection with the State Highway. Project specific improvements include, but are not limited to, left turn lanes, acceleration/ deceleration lanes, adequate encroachment width and onsite stacking distance, or traffic control signals.

E) General Improvements. General improvements, or capacity improvements, include, but are not limited to, changes in width, alignment, right of way, passing and auxiliary lanes, or similar construction to improve the LOS and achieve or maintain the concept LOS of a State highway. These improvements benefit the general public as well as developers.

State highway improvement and maintenance are the responsibility of the State. State funding is inadequate to make all capacity improvements desired by Caltrans. Therefore, it may become necessary for a local contribution to be made toward the cost of desired improvements to State highways in Calaveras County, in order to accomplish desired improvements.

Funding for general improvements on State Highways, made necessary by new development, may be provided by a General Improvement Fee System. The funds generated by general improvement fees would be deposited in a trust fund for each State Highway or highway segment impacted by a development project.

The amount of the general improvement fee for a project would be based on traffic generated by the project and the 20 year projected development potential in the project vicinity.

A developer may be required both to pay a general improvement fee into the highway trust fund and to make project specific improvements on a State Highway serving a project. If a project specific improvement is also identified as a necessary general improvement, the costs of the project specific improvement will be subtracted from the general improvement fee. No payment will be required where project specific improvements exceed general improvement fee totals.

3.20 GENERAL PLAN RECOMMENDATIONS.

32 -- Goal: Secure funding for State Highway improvements needed to keep pace with increased development to provide for the public safety.

32-a -- Policy: Establish short and long term goals for State Highway improvements identified in the County Regional Transportation Plan.

32-b -- Implementation Measure: The county will identify and transmit to the Local Transportation Commission for inclusion in the Regional Transportation Plan highway improvements necessary to prevent capacity deficiencies and to provide adequate levels of service on State Highways in Calaveras County.

32-c -- Policy: Advance the priority status of improvement projects on State Highways in Calaveras County.

32-d -- Implementation Measure: Urge the California Transportation Commission to include priority highway improvements in Calaveras County in the annual State Transportation Improvement Plan.

32-e -- Implementation Measure: As appropriate, the Board of Supervisors may use the following funding mechanisms, individually or in combination, to pay for circulation and/or improvement projects:

- 1) State and Federal transportation funding;
- 2) Local sales tax increases as allowed by State law;
- 3) Area traffic mitigation fees and/or county-wide mitigation fees;

- 4) Special Assessment Districts for improvement projects;
- 5) Dedication of land or other transportation improvements by developers; and
- 6) Other appropriate funding mechanisms.

33 -- Goal: Provide and maintain a highway system with capacity to serve projected highway traffic at acceptable levels of service.

33-a -- Policy: Utilize Caltrans' concept levels of service as guidelines for establishing acceptable levels of service on State Highways and to determine improvements to be required of new development.

33-b -- Implementation Measure: As appropriate, require traffic analysis for new development that may result in the degradation of a State Highway below the concept level of service or that may otherwise have a significant impact on the State Highway serving the development. Traffic analysis includes identification of all highway impacts of the project and potential mitigation measures to avoid degradation of levels of service.

33-c -- Policy: Consult with Caltrans for recommendations whether new development necessitates general improvements and/or project specific improvements to maintain the existing service level on any affected highway.

33-d -- Implementation Measure: Require developers to fund or construct project specific improvements necessary to maintain the existing level of service on State Highways impacted by their development projects.

33-e -- Implementation Measure: Address potential impacts of highway safety deficiencies as part of project approval.

33-f -- Implementation Measure: Require mitigation for new development impacting highway segments currently below the concept level of service. Means of mitigation include, but are not limited to dedication of land for right-of-way, construction of general improvements, and proportionate contribution to funding general improvements.

34 -- Goal: Offset cumulative impacts to State highways caused by land development.

34-a -- Policy: Apportion the mitigation required of new development for general improvements on an equitable basis, based on the projected cumulative impact for a 20 year horizon.

34-b -- Implementation Measure: Establish a program of proportional road improvement financing for State highway general improvement projects.

34-c -- Implementation Measure: If a developer funds a general improvement beyond the appropriate proportional share, the county may permit execution of an agreement with the Board of Supervisors for reimbursement to the developer from future development.

July 15, 1993

EXHIBIT B

MINOR AMENDMENTS TO THE PUBLIC FACILITIES AND SERVICES ELEMENT
AND THE COMMUNITY DEVELOPMENT ELEMENT OF THE GENERAL PLAN

1. In all of the following locations, insert the word "County" in front of the word "roads":
 - a.) Page IV-26; Implementation Measure 35i; line 3
Implementation Measure 35j; line 2
Implementation Measure 35k; line 2
 - b.) Page V-7; Policy 42e; line 2
 - c.) Page V-9; Policy 43e; line 2
 - d.) Page V-18; Section 5.12; paragraph 3; line 4
 - e.) Page V-20; Implementation Measure 46e; line 5
Implementation Measure 46i; line 5
 - f.) Page V-27; Section 8.14; paragraph 1; line 3
 - g.) Page V-51; Section 12.13; paragraph 2; line 1
 - i.) Page V-52; Section 12.14; paragraph 1; line 1
 - j.) Page V-53; Implementation Measure 56f; line 1, and line 10
Implementation Measure 56g; line 3
2. In the following locations, amend the identified sentence to read as indicated:
 - a.) Page V-8; Section 2.10; paragraph 6; sentence 1:
"In those special plan areas where levels of service do have an effect on future development or subdivision activity creating parcels less than forty acres, County roads providing access to the parcel must be rated with an acceptable level of service of A, B, or C."
 - b.) Page V-23; Section 6.10; paragraph 2; sentence 2:
"To ensure orderly growth within Residential Centers, subdivisions with parcels of less than forty acres, County roads providing access to the parcel must be rated with an acceptable level of service of A, B, or C."
 - c.) Page V-24; Implementation Measure 47f:
"County roads providing access to a proposed subdivision with parcels of less than forty acres must be rated with a level of service of A, B, or C."
 - d.) Page V-42; Implementation Measure 54d; criteria 4:
"The level of service of the County road(s) serving the parcel is designated as A, B, or C."
3. In the following locations, insert the word "County" in front of the word "access":
 - a.) Page V-52; Section 12.14; paragraph 2; line 2
 - b.) Page V-53; Implementation Measure 56e; line 5

4. Indicate that the permitted densities on the Future Land Use Map and in Table V-5 (beginning on page V-55) are based upon the level of service of County roads.
5. Delete all references to "adequate or inadequate" with relation to level of service.

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3 BOARD OF SUPERVISORS, COUNTY OF CALAVERAS

4 STATE OF CALIFORNIA

5 OCTOBER 19, 1992

6 RESOLUTION

7 NO. 92-435 A RESOLUTION ADOPTING GPA 92-04 HOUSING

8 ELEMENT OF THE CALAVERAS COUNTY GENERAL PLAN

9 WHEREAS, the County of Calaveras is required to adopt a
10 Housing Element of the County General Plan by July 1, 1992;
11 and

12 WHEREAS, the 1992 Housing Element has been prepared
13 pursuant to Section 65583 et. seq. of the California Govern-
14 ment Code; and

15 WHEREAS, an Environmental Impact Report (EIR) was
16 prepared and the Planning Commission held a duly advertised
17 public hearing on July 16, 1992, on the proposed project and
18 certification of the Final EIR and considered all of the in-
19 formation presented to it including the staff report and
20 recommendations; and

21 WHEREAS, the Planning Commission voted unanimously to
22 recommend that the Board of Supervisors adopt the 1992 Draft
23 Housing Element; and

24 WHEREAS, the Board of Supervisors held a duly noticed
25 public hearing concerning the project and the Final EIR and
26 considered the recommendations of the Planning Commission and
27 all of the information presented including its staff report and
28 recommendations.

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3 RESOLUTION NO. 92-435

4 BE IT THEREFORE RESOLVED, that the Board of Supervisors
5 approves GPA 92-04 based on the following findings:
6

- 7 1. That an Environmental Impact Report has been completed in
8 compliance with CEQA and reviewed by the Planning
9 Commission.
10

11 Evidence: The final EIR was prepared pursuant to CEQA
12 Guidelines Section 15000 et. seq. The Planning
13 Commission certified they have reviewed the final EIR and
14 found the final EIR was completed in compliance with
15 CEQA.
16

- 17 2. That the proposed General Plan Amendment is in compliance
18 with Section 65583 et. seq., Housing Element Law, of the
19 California Government Code.
20

21 Evidence: The State Department of Housing and Community
22 Development completed a 45-day review of the 1992 Housing
23 Element in which deficiencies pursuant to CGC Section
24 65583 et. seq. were identified. The deficiencies have
25 been corrected by staff and the revised Housing Element
26 presented to the Planning Commission.
27

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3 RESOLUTION NO. 92-435

4 3. That the proposed General Plan Amendment will be
5 beneficial to the general health, safety and welfare of
6 the citizens of Calaveras County.

7
8 Evidence: The 1992 Housing Element's goals, policies,
9 quantified objectives and housing programs seek to
10 satisfy the State Housing goal of providing safe, decent
11 and suitable shelter to all persons regardless of race,
12 sex, age, income status or physical handicap.

13
14 4. That the proposed General Plan Amendment is in compliance
15 with the Calaveras County General Plan.

16
17 Evidence: The 1992 Housing Element is internally
18 consistent with the goals and policies of the General
19 Plan.

20
21 ON A MOTION by Supervisor McRay,
22 seconded by Supervisor Tryon,
23 the foregoing Resolution was duly passed and adopted by the
24 Board of Supervisors of the County of Calaveras, State of
25 California, on the 19th day of October, 1992, by the
26 following votes:

27 ///

28 ///

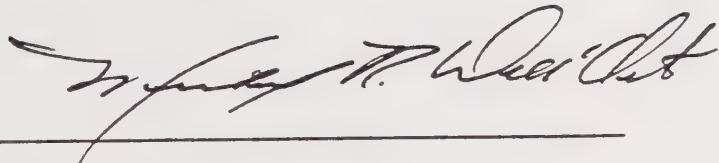
1
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3 RESOLUTION NO. 92-435

4 AYES: Supervisors Taylor, McRay, Tryon and Dell'Orto

5 NOES: Supervisor Gordon

6 ABSENT: None

7 ABSTAIN: None

8
9 

10 Chairperson, Board of Supervisors

11
12 ATTEST:

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16 

17 County Clerk and Ex-Officio Clerk to the
18 Board of Supervisors, of the County of
19 Calaveras, California
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1
2 BOARD OF SUPERVISORS, COUNTY OF CALAVERAS

3 STATE OF CALIFORNIA

4 JANUARY 27, 1992

5 RESOLUTION

6 NO 92-29 A RESOLUTION APPROVING GENERAL AND COMMUNITY
7 PLAN AMENDMENTS NUMBERS 90-02(b), 90-04, 90-05,
8 91-01, 91-03(a) and 91-06

9 WHEREAS, the Board of Supervisors of the County of
10 Calaveras is permitted to amend the General Plan four (4) times
11 during a calendar year; and

12 WHEREAS, the Planning Commission of the County of
13 Calaveras did conduct a public hearing and make recommendations
14 to the Board of Supervisors concerning each proposed change in
15 the General Plan; and

16 WHEREAS, the Board of Supervisors duly advertised and
17 considered the Planning Commission recommendation and all of the
18 testimony presented to it, including its staff report and report
19 made at a public hearing.

20 NOW, THEREFORE, BE IT RESOLVED that the Board of Super-
21 visors of County of Calaveras does hereby amend the General Plan
22 as follows:

- 23 1. The following General and Community Plan changes are hereby
24 adopted and the General Plan shall be amended accordingly:
25 A. 90-02(b) - FARM LAND - 100 AC. SECTION (SEE EXHIBIT
26 B. 90-04 - FARM LAND - 100 AC. SECTION (SEE EXHIBIT
27 C. 90-05 - FARM LAND - 100 AC. SECTION (SEE EXHIBIT
28 D. 91-01 - FARM LAND - 100 AC. SECTION (SEE EXHIBIT

1
2 RESOLUTION NO. 92-29

3 CPA 90-05 for W. BJORGE AND V. JOHNSON (SEE EXHIBIT C)

4 CPA 91-01 for ROBERT EDMONDSON AND JAN RUCKER EDMONDSON
5 (SEE EXHIBIT D)

6 GPA 91-03(a) FOR MICHAEL B. ARKIN (SEE EXHIBIT E)

7 CPA 91-06 FOR ARNOLD PROPERTIES (SEE EXHIBIT F)

8 BE IT FURTHER RESOLVED that the Board of Supervisors bases
9 its decision on the findings in the attached Exhibits for each
10 general and community plan change application.

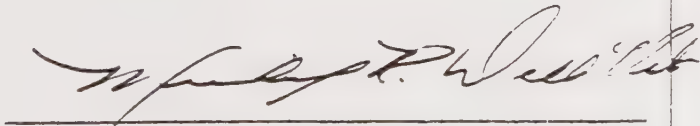
11 ON A MOTION by Supervisor Tryon
12 seconded by Supervisor McRay
13 the foregoing Resolution was duly passed and adopted by the
14 Board of Supervisors of the County of Calaveras, State of
15 California, on the 27 day of January, 1992, by the
16 following votes:

17 AYES: Supervisors Taylor, McRay, Tryon, Gordon and Dell'Orto

18 NOES: None

19 ABSENT: None

20 ABSTAIN: None

21 

22 Chairperson, Board of Supervisors

23 ATTEST:

24 

25 County Clerk and Ex-Officio Clerk to the
26 Board of Supervisors, of the County of
27 Calaveras, California
28

EXHIBIT A

GENERAL PLAN AMENDMENT 90-02(b) FOR WAYNE AND MARY COCKERTON

TAPN 10-021-13

AMENDED LAND USE DESIGNATION: GENERAL PLAN - NATURAL RESOURCE LAND-TIMBER PRODUCTION LAND TO COMMUNITY DEVELOPMENT LAND-FUTURE SINGLE FAMILY RESIDENTIAL

FINDINGS:

1. That there has not been presented substantial evidence that the adoption of the General Plan Amendment may cause a significant effect upon the environment. Therefore, a Negative Declaration has been granted by the Planning Commission and is recommended to the Board of Supervisors for adoption.
2. That the adoption of the General Plan Amendment is consistent with Goal 10 of the Natural and Archaeological Resource Element of the General Plan because the subject property is located within an area rated as have a "high" Archaeological Sensitivity. A complete archaeological resource assessment survey shall be required before any onsite grading or development. A survey shall also be required verifying that the subject property has a low capability of timber production.
3. That the adoption of the General Plan Amendment is consistent with Implementation Measure 56e of the Community Development Element of the General Plan because the proposed five (5) acre density is allowed outside of Community Special or Specific Plan areas when the subject property is served by access roads of base level of service of A, B, or C. Bald Mountain Road has a base level of service of C.
4. That the adoption of the General Plan Amendment is consistent with Policies 64a and 68a of the Public Facilities and Services Element of the General Plan which requires the provision of adequate water and sewage disposal service to all parcels. At the time of future development, the applicant shall be required to develop adequate supplies of domestic water and conform to County Health standards for onsite sewage disposal.
5. That the adoption of the General Plan Amendment is consistent with Goal 91 of the Housing Element of the General Plan because it will increase the potential number of dwelling units by sixteen (16).
6. That the adoption of the General Plan Amendment is consistent with Policy 75d of the Safety Element of the General Plan because all development construction shall conform to current standards of the Uniform Building Code, as administered by the County Building Official.

EXHIBIT A continued

7. That the adoption of the General Plan Amendment is consistent with the Noise Element of the General Plan because any future residential development shall be compatible with existing and surrounding land uses, which are residential and agricultural.
8. That the adoption of this General Plan Amendment is consistent with the Goals 76 of the Safety Element of the General Plan because any future subdivision development shall conform to the requirements of the County Fire Department and West Point Fire District.

R13E
R14E

EXHIBIT "A"

GENERAL PLAN AMENDMENT 90-02 (B)

R14E
R15E

Project Location

CALAVERAS COUNTY GENERAL PLAN REVISION 19

COMMUNITY DEVELOPMENT LANDS

Community Centers

- 1. Open
- 2. Bar
- 3. Club
- 4. Community Center
- 5. Community Center
- 6. Community Center
- 7. Community Center
- 8. Community Center
- 9. Community Center
- 10. Community Center
- 11. Community Center
- 12. Community Center
- 13. Community Center
- 14. Community Center

Residential Centers

- 1. Residential Center
- 2. Residential Center
- 3. Residential Center
- 4. Residential Center
- 5. Residential Center
- 6. Residential Center
- 7. Residential Center
- 8. Residential Center
- 9. Residential Center
- 10. Residential Center
- 11. Residential Center
- 12. Residential Center
- 13. Residential Center
- 14. Residential Center

Future Single Family Residential

- 1. Future Single Family Residential
- 2. Future Single Family Residential
- 3. Future Single Family Residential
- 4. Future Single Family Residential
- 5. Future Single Family Residential
- 6. Future Single Family Residential
- 7. Future Single Family Residential
- 8. Future Single Family Residential
- 9. Future Single Family Residential
- 10. Future Single Family Residential
- 11. Future Single Family Residential
- 12. Future Single Family Residential
- 13. Future Single Family Residential
- 14. Future Single Family Residential

NATURAL RESOURCE LANDS

Wildlife Habitats/
Botanical Areas

- 1. Wildlife Habitats/Botanical Areas
- 2. Wildlife Habitats/Botanical Areas
- 3. Wildlife Habitats/Botanical Areas
- 4. Wildlife Habitats/Botanical Areas
- 5. Wildlife Habitats/Botanical Areas
- 6. Wildlife Habitats/Botanical Areas
- 7. Wildlife Habitats/Botanical Areas
- 8. Wildlife Habitats/Botanical Areas
- 9. Wildlife Habitats/Botanical Areas
- 10. Wildlife Habitats/Botanical Areas
- 11. Wildlife Habitats/Botanical Areas
- 12. Wildlife Habitats/Botanical Areas
- 13. Wildlife Habitats/Botanical Areas
- 14. Wildlife Habitats/Botanical Areas

Timberlands/
Mineral Resource Area 2A

Dam Inundation Area

Agriculture Preserves

Mineral Resource Area 1A

Prime Industrial
Corridor Boundary

from Timber Production Lands to
Future Single Family Residential

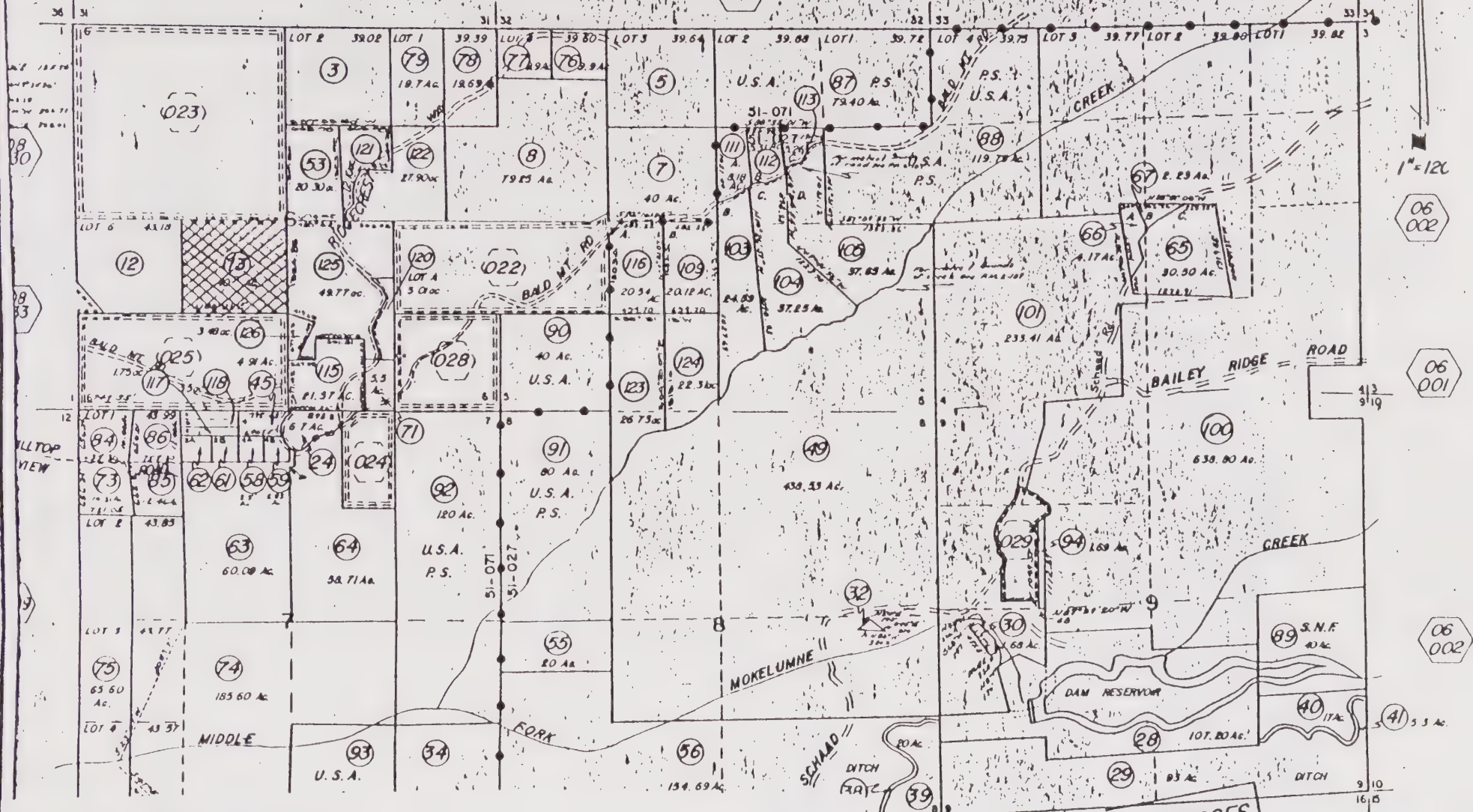


EXHIBIT "A"

SEC. 4-9, T.6N, R.14E, M.D.M.

TAX AREA CODE 51-071, 51-027

04
006



GPA 90-02 (B)



From Timber Production Lands to Future Single Family Residential

ASSESSMENT PURPOSES
ONLY — CALAVERAS COUNTY
ASSESSOR'S MAPS

EXHIBIT B

COMMUNITY PLAN AMENDMENT 90-04 FOR EDWIN PETERSON (RIDGE CREST ESTATES)

TAPN 32-024-14 and 31

AMENDED LAND USE DESIGNATIONS: ARNOLD COMMUNITY PLAN-RURAL RESIDENTIAL AND EBBETTS PASS SPECIAL HIGHWAY PLAN-PARK AS FOLLOWS:

AMENDMENT TO THE NORTH ONE-HALF OF TAPN 32-024-14 AND A PORTION OF 32-24-31 AND EXPANDING THE ARNOLD COMMUNITY PLAN TO CHANGE THE LAND USE DESIGNATION OF THE ARNOLD AND EBBETTS PASS PLANS AS FOLLOWS:

From Rural Residential, Recreation and Park to Single Family Residential for Lots 1 through 102, to Single Family Residential-Planned Development for Lot 104, and to Multiple Family Residential-Planned Development for Lot 50 and to Commercial-Planned Development for Lot 103, excepting a portion of Lot 103 offered for dedication to the County of Calaveras.

1. That there has not been presented substantial evidence that the adoption of the Community Plan Amendment may cause a significant effect upon the environment. Therefore, a Negative Declaration has been granted by the Planning Commission and is recommended to the Board of Supervisors for adoption.
2. That the adoption of the Community Plan Amendment is consistent with Residential and Support Services policies 1, 2, 4, 5, 6, and 8 of the Arnold Community Plan because the proposed project will provide at a future time, housing types of several varieties and densities which will be constructed pursuant to the requirements of the Uniform Building code and under the protection of the County Fire Department/Ebbetts Pass Fire Protection district and County Sheriff and will be served by local utilities (CCWD, Pacific Bell and P G & E) who have indicated that they can serve this proposed project.
3. That the adoption of the Community Plan Amendment is consistent with Goal 1 of the Ebbetts Pass Special Highway Plan which seeks to ensure to the greatest extent possible to protect private property rights. The portion of the subject property designated Park is not mentioned in the Plan, and therefore, only serves to inhibit the property right of the applicant from development.
4. That the adoption of the Community Plan Amendment is consistent with Goal 10 of the Natural and Archaeological Resource Element of the General Plan because the subject property is located within an area not rated for Archaeological Sensitivity.
5. That the adoption of the Community Plan Amendment is consistent with Policy 34b of the Public Facilities and Services Element of the General Plan which ensures that development projects include means to maintain or improve levels of service on County roads serving the development.

EXHIBIT B continued

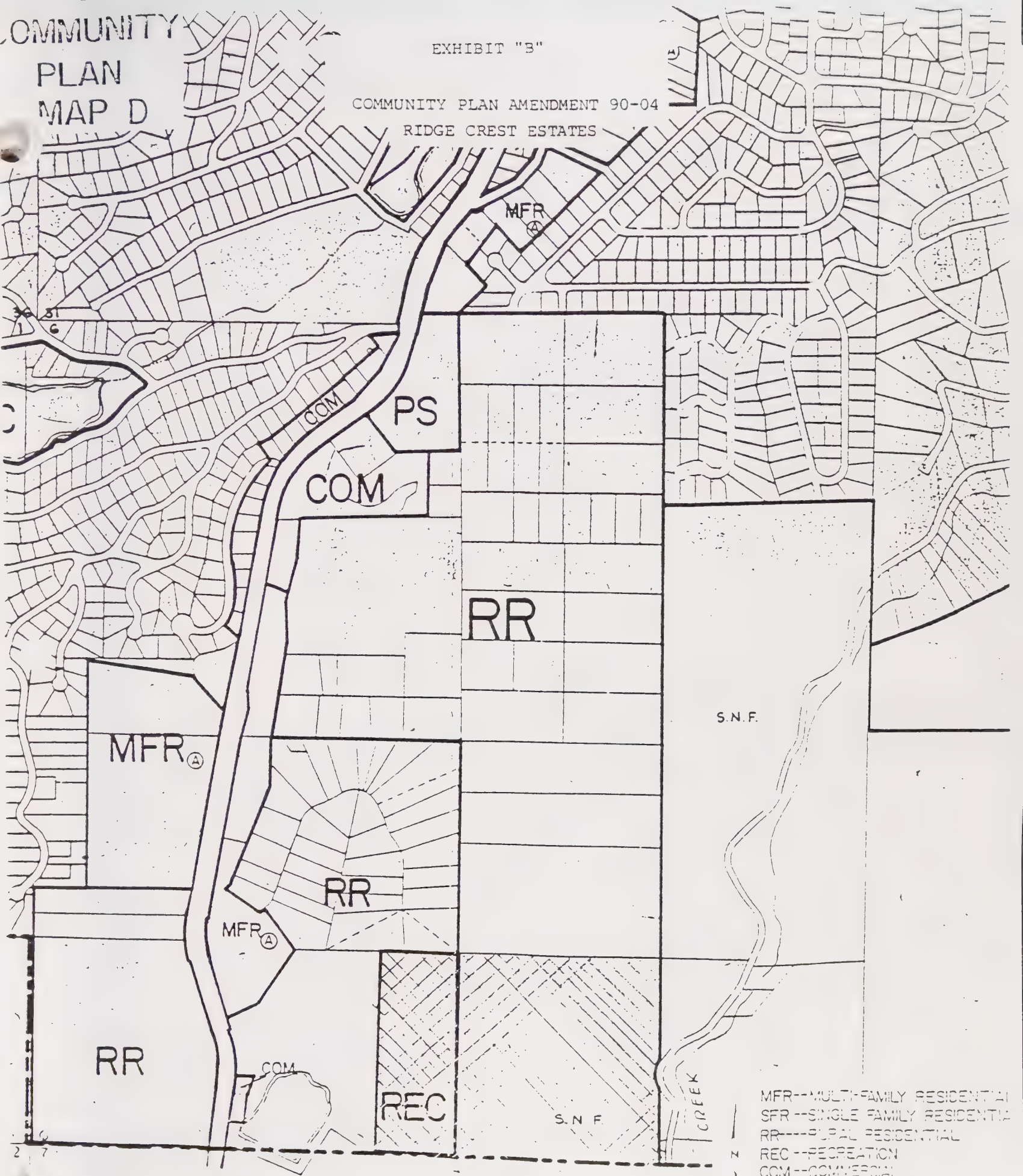
The applicant shall be required to pay a road impact mitigation fee at the time of development and shall provide road improvements to State Highway 4 and Moran Road.

6. That the adoption of the Community Plan Amendment is consistent with Goals 64a and 68a of the Public Facilities and Services Element of the General Plan which requires the provision of adequate water and sewage disposal service to all parcels.
7. That the adoption of the Community Plan Amendment is consistent with Policy 42e of the Community Development Element of the General Plan which seeks to ensure that road service levels are not degraded to less than a "C" level by new development. Conditions as specified by Caltrans and Public Works will serve to ensure that road service levels are not degraded to less than "C" level.
8. That the adoption of the Community Plan Amendment is consistent with Goal 75d of the Safety Element of the General Plan because any residential development construction shall conform to current standards of the Uniform Building Code dealing with seismic and flood hazard consideration, as administered by the County Building Official.
9. That the adoption of the Community Plan Amendment is consistent with Goal 82 of the Housing Element of the General Plan because it has the potential for creating two hundred twenty-two (222) dwelling units.
10. That the adoption of the Community Plan Amendment is consistent with Goal 98 of the Noise Element of the General Plan because the proposed change in land use designation to Single Family Residential shall not result in an increase of ambient noise levels incompatible with existing land uses, which are primarily rural residential and timberland.
11. That the adoption of the Community Plan Amendment is consistent with Goal 76 of the Safety Element of the General Plan because any future subdivision development shall conform to the requirements of the County Fire Department and Ebbetts Pass Fire Protection District.
12. That the adoption of the Community Plan Amendment is not in conflict with the "TPZ" (Timber Production Zone) for the north one-half of TAPN 32-024-14 because such zoning was adopted in conflict with the Rural Residential designation of the Arnold Community Plan.

COMMUNITY PLAN MAP D

EXHIBIT "B"

COMMUNITY PLAN AMENDMENT 90-04
RIDGE CREST ESTATES



MFR--MULTI-FAMILY RESIDENTIAL
SFR--SINGLE FAMILY RESIDENTIAL
RR--RURAL RESIDENTIAL
REC--RECREATION
COM--COMMERCIAL
M--MANUFACTURING
PS--PUBLIC SERVICE
F--FOREST

MFR--MULTI-FAMILY RESIDENTIAL
PD--PLANNED DEVELOPMENT

... Rural Residential ...
Family Residential for Lots ... - ... Single
Family Residential-Planned Development for Lot
104 and to Multiple Family Residential-Planned
Development for Lot 90.

EXHIBIT "B"

COMMUNITY PLAN AMENDMENT 90-04 RIDGE CREST ESTATES

ARNOLD COMMUNITY
PLAN



EBBETTS PASS
HIGHWAY PLAN

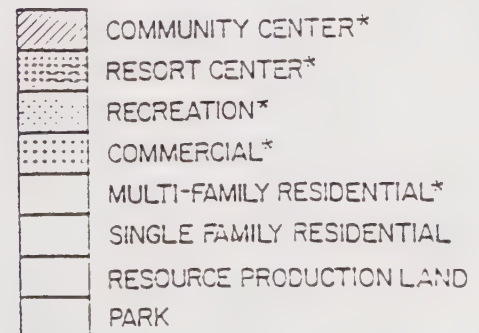
SPECIAL PLAN

DECEMBER 1, 1986

Calaveras County, California

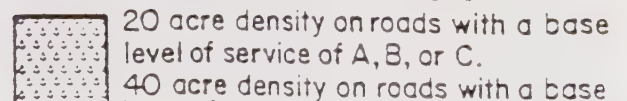


LAND USE MAP



CALAVERAS COUNTY GENERAL PLAN REVISION 19

Timberlands/
Mineral Resource Area 2A/
Dam Inundation Area



From Park to Arnold Community Plan Commercial-Planned Development for Lot 103 and to Single Family Residential for Lots 1 - 36.

No Change

CPA 90-04 FOR RIDGE CREST ESTATES

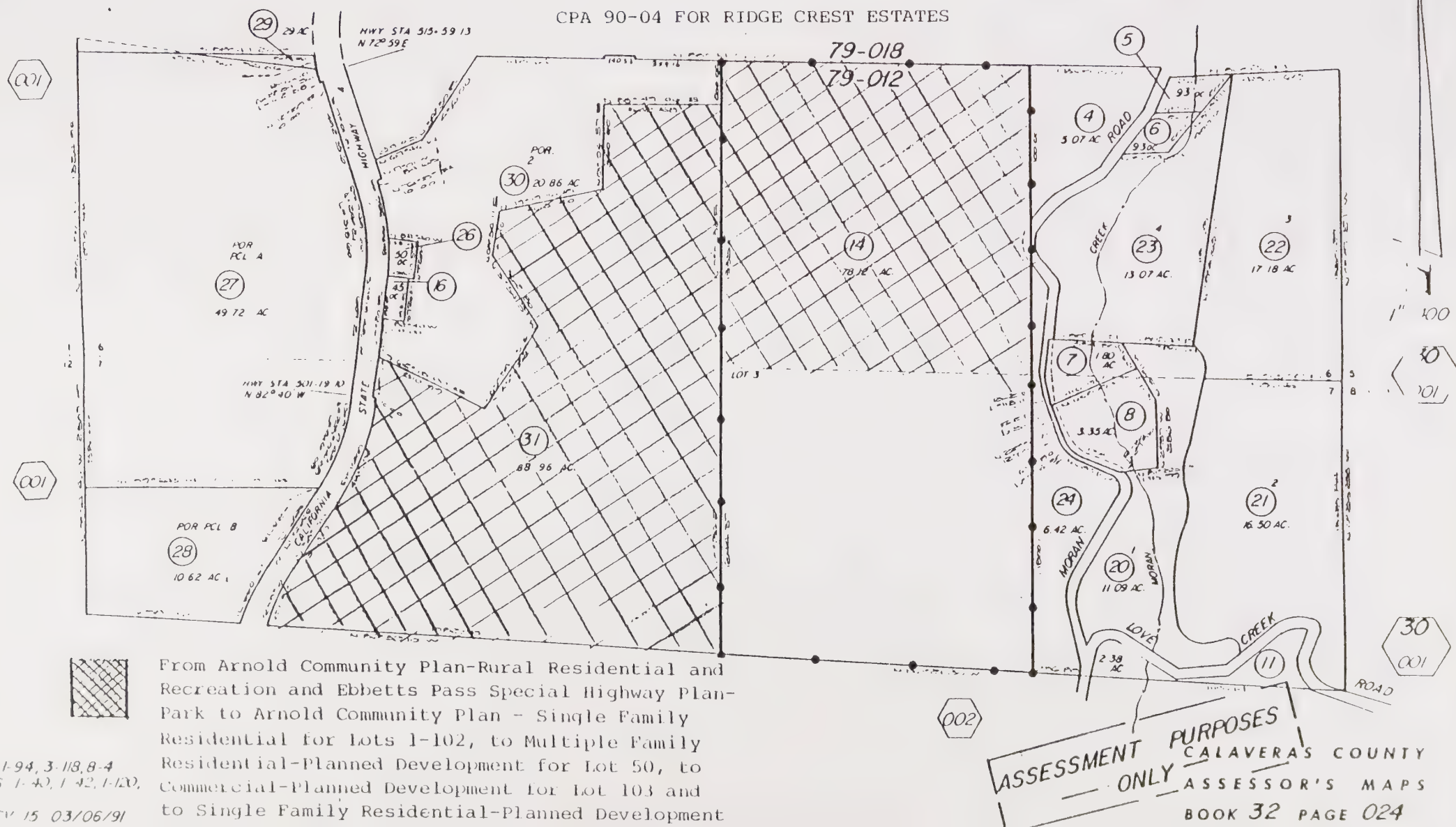


EXHIBIT C

COMMUNITY PLAN AMENDMENT 90-05 FOR W. BJORGE AND V. JOHNSON

TAPN 68-010-69

AMENDED LAND USE DESIGNATION: MURPHYS AND DOUGLAS FLAT COMMUNITY PLAN-
PROFESSIONAL OFFICES TO SINGLE FAMILY RESIDENTIAL.

FINDINGS:

1. That there has not been presented substantial evidence that the adoption of the Community Plan Amendment may cause a significant effect upon the environment. Therefore, a Negative Declaration has been granted by the Planning Commission and is recommended to the Board of Supervisors for adoption.
2. That the adoption of the Community Plan Amendment is consistent with Implementation Measure 15b of the Murphys and Douglas Flat Community Plan. Implementation Measure 15b requires applicants for community plan amendments to show that there are substantiated reasons or other social or economic reasons as to why such a community plan amendment is necessary at the time of submittal. The applicant states that there is a demand in the Murphys area at the present time for more single family residential lots.
3. That the adoption of the Community Plan Amendment is consistent with Goal 10 of the Natural and Archaeological Resource Element of the General Plan because the subject property is located within the Murphys and Douglas Flat Community Plan area which is not mapped for archaeological sensitivity. However, near the eastern corner of the subject property identified as lots 27 and 49, is located a site for indian grinding rocks. Measures to protect this archaeologically important site shall be required.
4. That the adoption of the Community Plan Amendment is consistent with Policy 34b of the Public Facilities and Services Element of the General Plan which ensures that development projects include means to maintain or improve levels of service of County roads serving the development. The applicant shall be required to pay a road impact mitigation fee at the time of development.
5. That the adoption of the Community Plan Amendment is consistent with the Goal 90 of the Housing Element of the General Plan because it has the potential for creating forty-nine (49) new home sites.
6. That the adoption of the Community Plan Amendment is consistent with Goal 98 of the Noise Element of the General Plan because the proposed change in land use designation to Rural Residential shall not result in an increase of ambient noise levels incompatible with existing land uses, which are primarily residential and commercial.

EXHIBIT C continued

7. That the adoption of this Community Plan Amendment is consistent with the Goal 76 of the Safety Element of the General Plan because any future subdivision development shall conform to the requirements of the County Fire Department and Murphys Fire District.
8. That the adoption of the Community Plan Amendment is consistent with Policy 75d of the Safety Element of the General Plan because any residential development construction shall conform to current standards of the Uniform Building code dealing with seismic and flood hazard consideration, as administered by the County Building Official.

10 ac

EXHIBIT "C"

COMMUNITY PLAN AMENDMENT 90-05

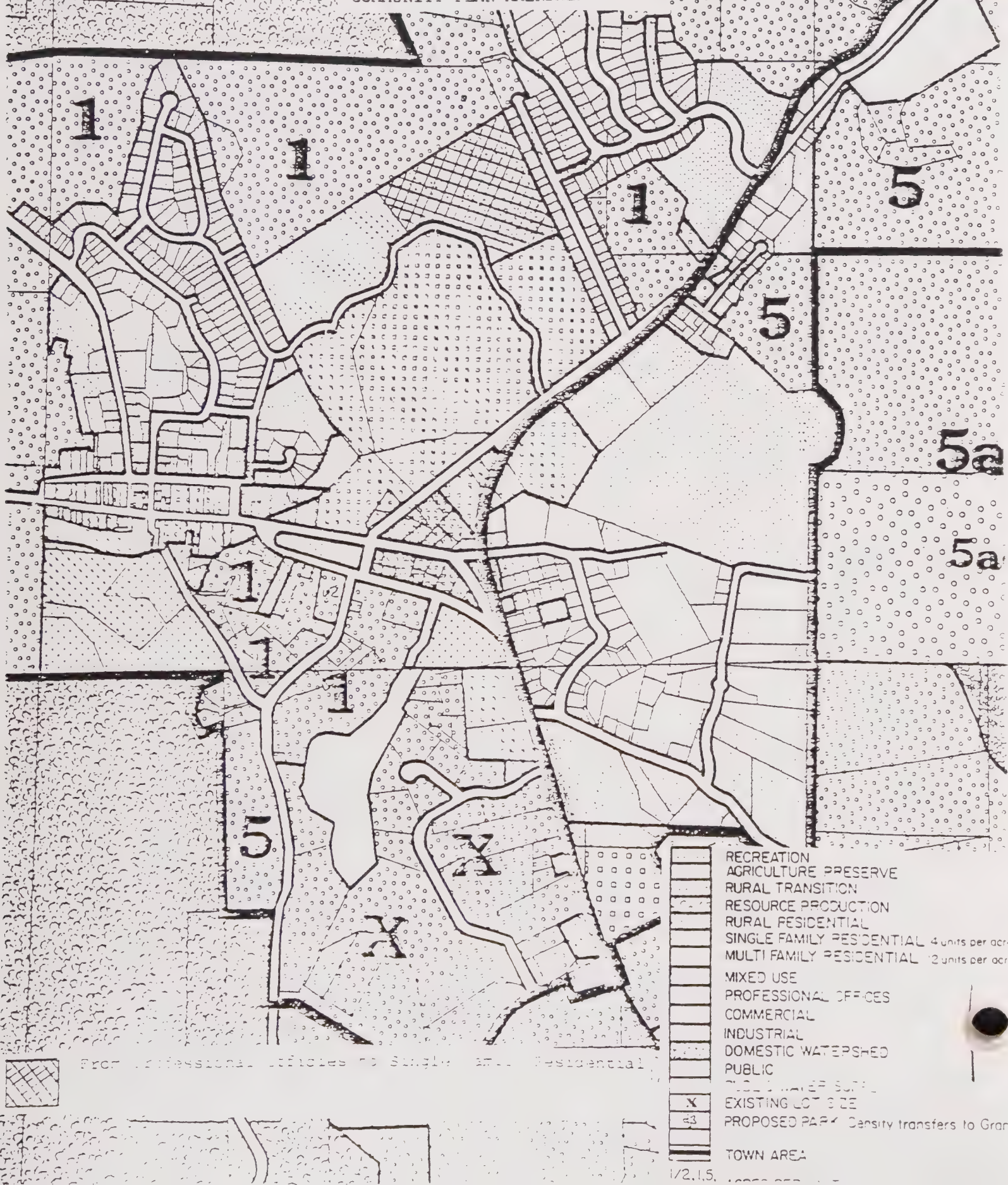


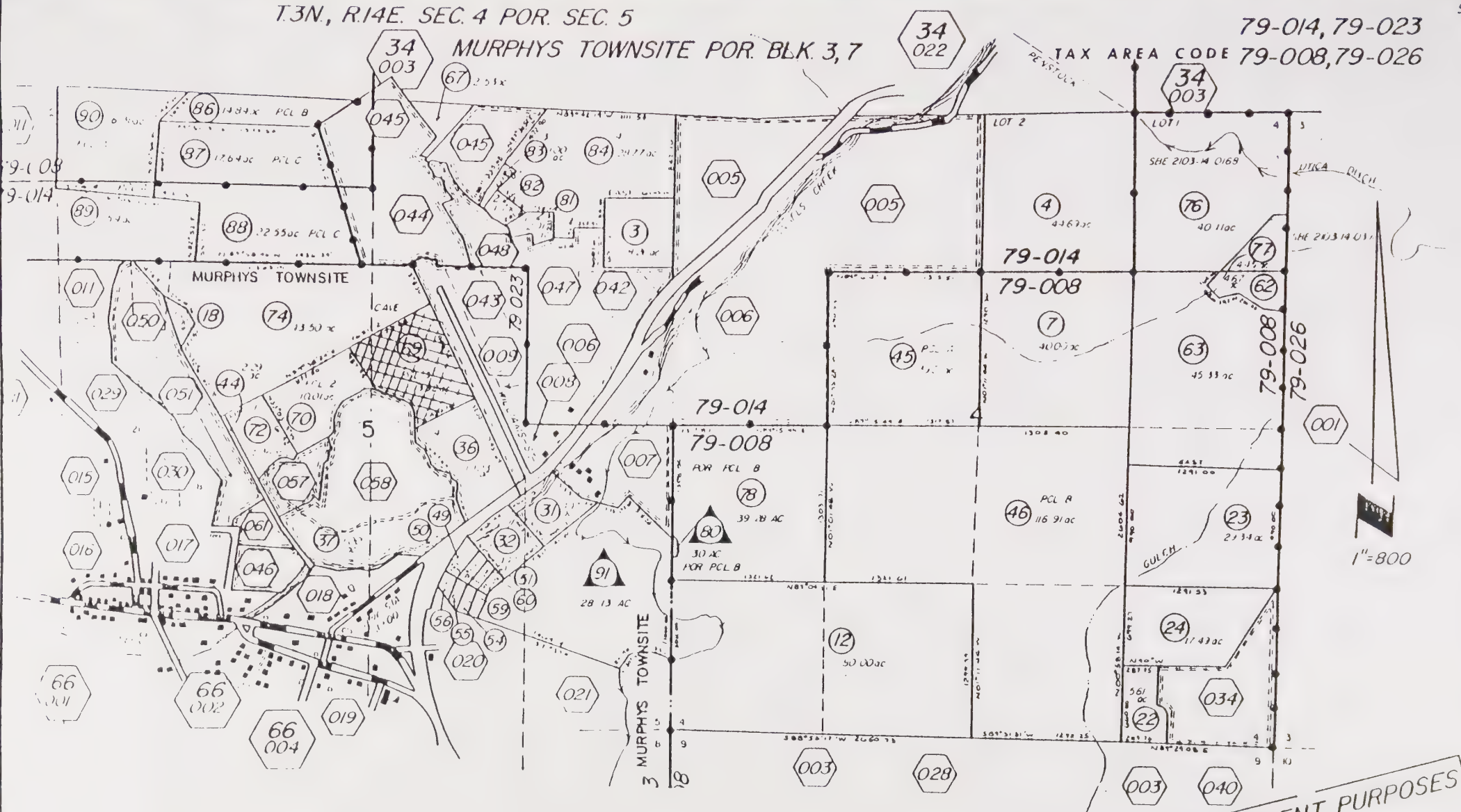
EXHIBIT "C"

T.3N, R.14E. SEC. 4 POR. SEC. 5

MURPHYS TOWNSITE POR. BLK. 3, 7

79-014, 79-023

TAX AREA CODE 79-008, 79-026



CPA 90-05



From Professional Offices to Single Family Residential

ASSESSMENT PURPOSES
— ONLY —

CALAVERAS COUNTY
ASSESSOR'S MAPS
BOOK 68 PAGE 010

EXHIBIT D

COMMUNITY PLAN AMENDMENT 91-01 FOR ROBERT EDMONDSON AND JAN RUCKER EDMONDSON

TAPN 68-008-25

AMENDED LAND USE DESIGNATION: MURPHYS AND DOUGLAS FLAT COMMUNITY PLAN-RURAL RESIDENTIAL TO LOCAL COMMERCIAL.

FINDINGS:

1. That there has not been presented substantial evidence that the adoption of the Community Plan Amendment may cause a significant effect upon the environment. Therefore, a Negative Declaration has been granted by the Planning Commission and is recommended to the Board of Supervisors for adoption.
2. That the adoption of the Community Plan Amendment is consistent with Goal 10 of the Natural and Archaeological Resource Element of the General Plan which encourages the preservation of archaeological sites. The proposed project site is not within an identified natural or archaeological resource area.
3. That the adoption of the Community Plan Amendment is consistent with Goals 66 and 68 of the Public Facilities and Services Element of the General Plan which strives to provide adequate water and sewage disposal service to users and disposers within the County. The subject property, upon development, shall be conditioned to meet the standards of the UPUD and MSD for proof of an adequate sewage disposal system and water supply.
4. That the adoption of the Community Plan Amendment is consistent with Policy 43e of the Community Development Element of the General Plan which is to ensure that road service levels are not degraded below an adequate level by new development. This project is not expected to degrade the service level of Highway 4 which is a State Highway with a service level of "adequate".
5. That the adoption of the Community Plan Amendment is consistent with Goal 81 of the Safety Element of the General Plan which strives to protect all residents from all hazards. The proposed site is not within an identified health, geologic, seismic or flood hazard area.
6. That the adoption of the Community Plan Amendment shall not conflict with the Goals and Policies of the Housing Element of the General Plan because the subject property has an existing residence which shall be maintained.

EXHIBIT D continued

7. That the adoption of the Community Plan Amendment is consistent with Goal 98 of the Noise Element of the General Plan which strives to ensure noise compatibility among adjacent land uses. The proposed project is compatible with surrounding zoning and land uses which are primarily commercial and residential.
8. That the adoption of this Community Plan Amendment is consistent with the Implementation Measure 5e of the Murphys-Douglas Flat Community Plan which encourages the siting of commercial development within this area, adjacent to existing commercial development and town area.

COMMUNITY PLAN

10ac

EXHIBIT "D"

COMMUNITY PLAN AMENDMENT 91-01

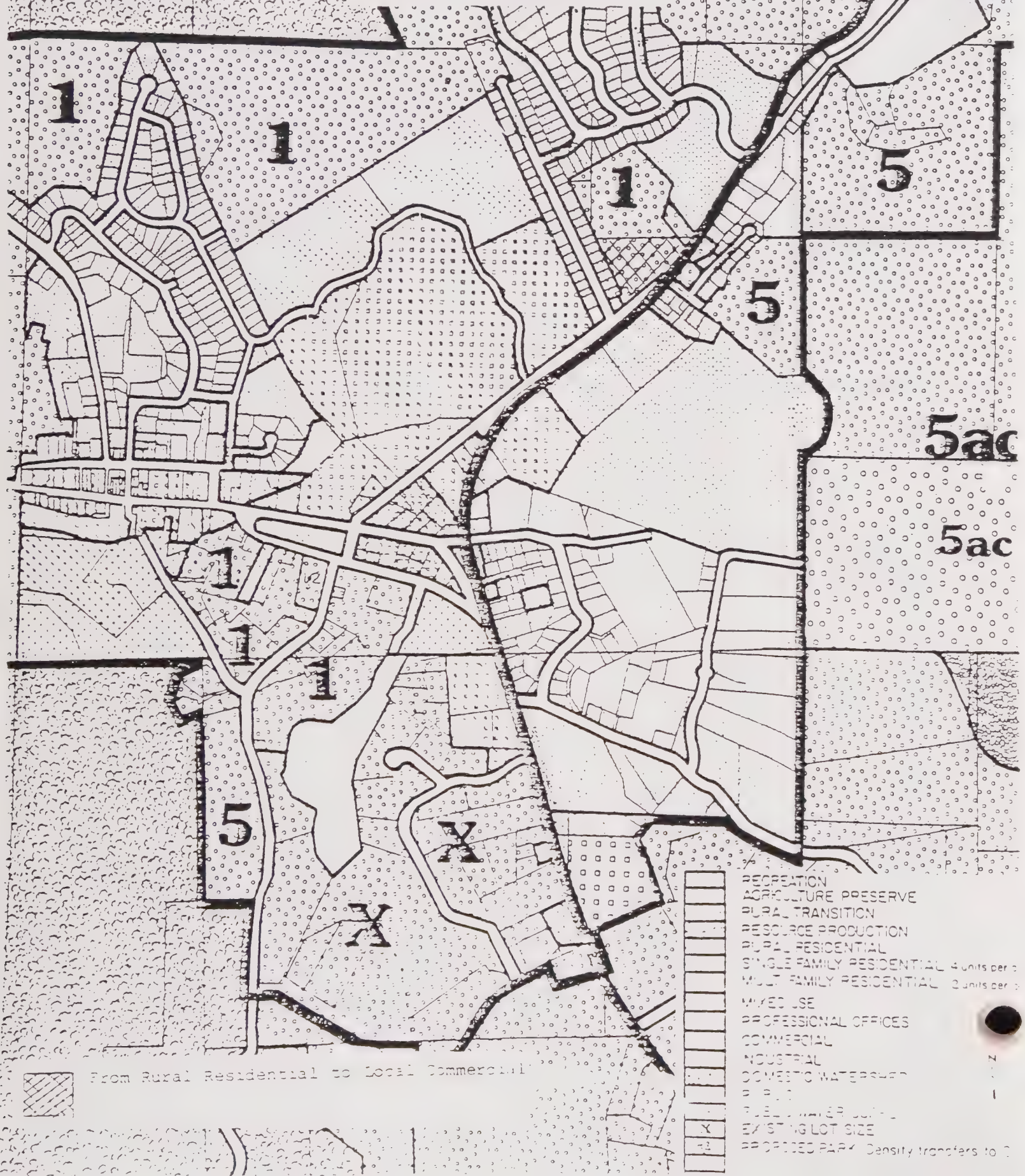


EXHIBIT E

GENERAL PLAN AMENDMENT 91-03(a) FOR MICHAEL B. ARKIN

TAPN: 57-003-14

AMENDED LAND USE DESIGNATION: GENERAL PLAN-NATURAL RESOURCE LAND-MINERAL RESOURCE AREA 2A TO COMMUNITY DEVELOPMENT LAND-FUTURE SINGLE FAMILY RESIDENTIAL.

FINDINGS:

1. That there has not been presented substantial evidence that the adoption of the General Plan Amendment may cause a significant effect upon the environment. Therefore, a Negative Declaration has been granted by the Planning Commission and is recommended to the Board of Supervisors for adoption.
2. That the adoption of the General Plan Amendment is consistent with Goal 10 of the Natural and Archaeological Resource Element of the General Plan which encourages the preservation of archaeological sites. The proposed project is within a "high" Archaeological Sensitivity area which requires that an archaeological resource assessment be conducted prior to recording the Final Map.
3. That the adoption of the General Plan Amendment is consistent with Policy 34b of the Public Facilities and Services Element of the General Plan which ensures that development projects include means to maintain or improve levels of service of County roads serving the development.
4. That the adoption of the General Plan Amendment is consistent with Policy 56b of the Community Development Element of the General Plan because a residence already exists adjacent and within the Natural Resource Land-Mineral Resource area 2A and is served by Murphys Grade Road which is classed as a major collector with a base level service of B. Water service is by individual onsite well with sewage disposal by onsite septic system.
5. That the adoption of the General Plan Amendment is consistent with Goal 81 of the Safety Element of the General Plan which strives to protect all residents from all hazards. The proposed site is not within an identified health, geologic, seismic or flood hazard area. The project site will be protected by the Altaville-Melones Fire District and the County Fire Department and governed by all applicable regulations.

EXHIBIT E continued

6. That the adoption of the General Plan Amendment is consistent with Goal 90 of the Housing Element of the General Plan because it has the potential for creating a new homesite.
7. That the adoption of the General Plan Amendment is consistent with Goal 98 of the Noise Element of the General Plan because the proposed change in land use designation to Community Development Land-Future Single Family Residential shall not result in an increase of ambient noise levels incompatible with existing land uses which are primarily residential.

GENERAL PLAN AMENDMENT 91-03 (a)

City of Angels

**See
Murphys
Douglas Flat
Community
Plan**

CALAVERAS COUNTY GENERAL PLAN REVISION 19

NATURAL RESOURCE LAND
Wildlife Habitat and
Botanical Areas

☐ en page d'attente

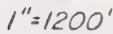
- Timberlands/
Mineral Resource Area 2A/
Dakota Sedimentation Area

→ 6/12/2019, 11:10:00
→ 6/12/2019, 11:10:00

Agriculture Preserves

1890

Prime Industrial Corridor Boundary



ASSESSMENT PURPOSES
ONLY

CALAVERAS COUNTY
ASSESSOR'S MAPS
BOOK 57 PAGE 003

FOR MIN'L. RIGHTS SEE PAGE 403

EXHIBIT F

COMMUNITY PLAN AMENDMENT 91-06 FOR ARNOLD PROPERTIES

TAPN: 28-011-50, 51 AS SHOWN ON BLA 726

AMENDED LAND USE DESIGNATION: ARNOLD COMMUNITY PLAN-COMMERCIAL TO SINGLE FAMILY RESIDENTIAL.

FINDINGS:

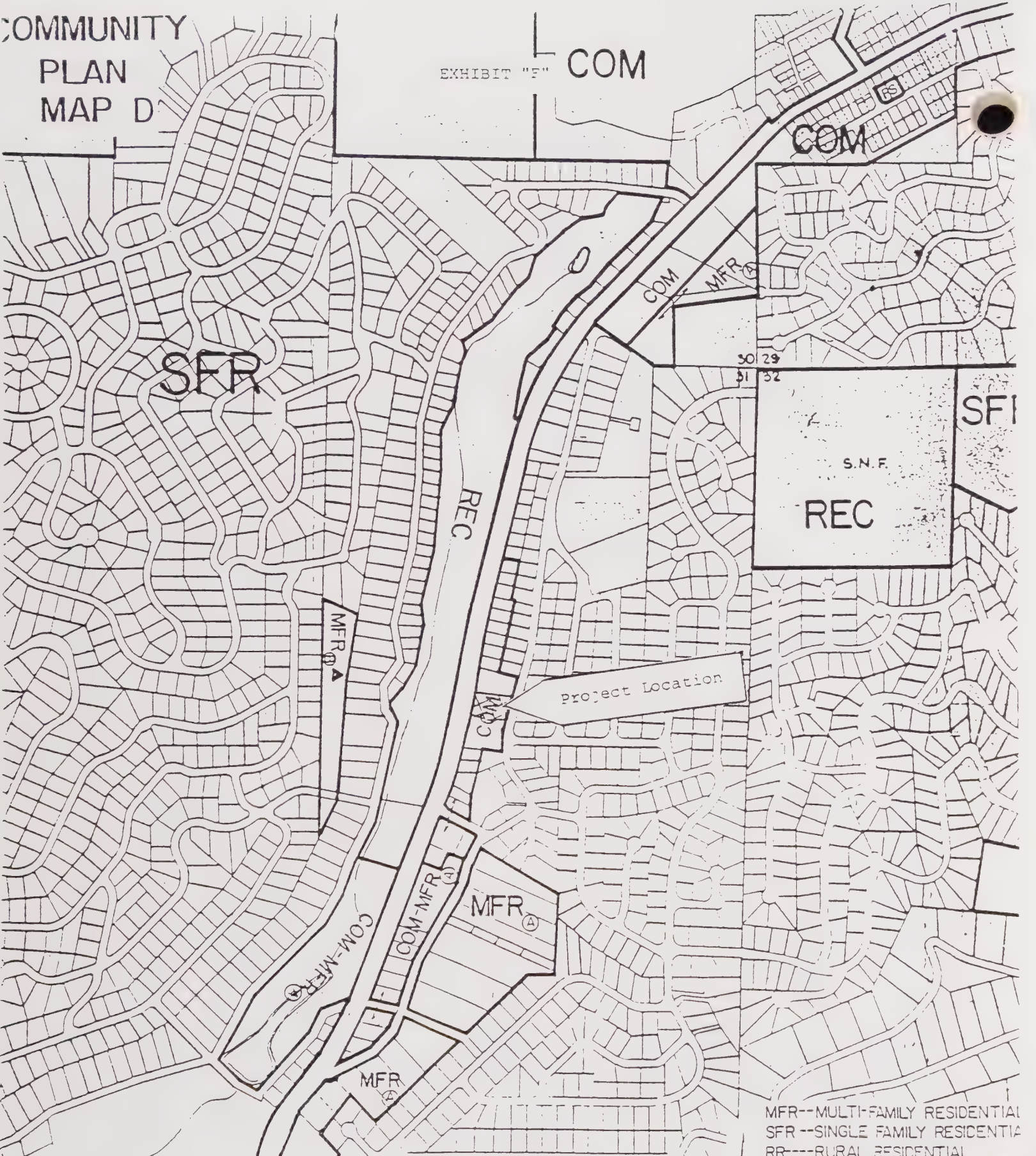
1. That there has not been presented substantial evidence that the adoption of the Community Plan Amendment may cause a significant effect upon the environment. Therefore, a Negative Declaration has been granted by the Planning Commission and is recommended to the Board of Supervisors for adoption.
2. That the adoption of the Community Plan Amendment is consistent with Goal 10 of the Natural and Archaeological Resource Element of the General Plan because the subject property is located within an area rated as having "low" Archaeological Sensitivity.
3. That the adoption of the Community Plan Amendment is consistent with Policy 34b of the Public Facilities and Services Element of the General Plan which ensures that development projects include means to maintain or improve levels of service on County roads serving the development. The applicant shall be required to improve Meadowview Road to "adequate" level prior to recording the Parcel Map.
4. That the adoption of the Community Plan Amendment is consistent with Implementation measure 42i of the Community Development Element of the General Plan which permits amendments to community plans as allowed by State law.
5. That the adoption of the Community Plan Amendment is consistent with Goal 75d of the Safety Element of the General Plan because any residential development construction shall conform to current standards of the Uniform Building Code dealing with seismic and flood hazard consideration, as administered by the County Building Official.
6. That the adoption of the Community Plan Amendment is consistent with Goal 98 of the Noise Element of the General Plan because the proposed change in land use designation to Single Family Residential shall not result in an increase of ambient noise levels incompatible with existing land uses, which are primarily residential.

EXHIBIT F continued

7. That the adoption of the Community Plan Amendment is consistent with Goal 76 of the Safety Element of the General Plan because any future subdivision development shall conform to the requirements of the County Fire Department and Ebbetts Pass Fire Protection District.
8. That the adoption of the Community Plan Amendment is consistent with Goal 90 of the Housing Element of the General Plan because it would neither increase nor decrease the number of available housing sites.

COMMUNITY
PLAN
MAP D

EXHIBIT "F" COM



COMMUNITY PLAN AMENDMENT 91-06

- MFR--MULTI-FAMILY RESIDENTIAL
- SFR--SINGLE FAMILY RESIDENTIAL
- RR---RURAL RESIDENTIAL
- REC--RECREATION
- COM--COMMERCIAL
- M-----MANUFACTURING
- PS----PUBLIC SERVICE
- F-----FOREST
- COM-MFR--COMMERCIAL and/or
MULTI-FAMILY RESIDENTIAL
- PD----PLANNED DEVELOPMENT

FROM COMMERCIAL TO SINGLE FAMILY RESIDENTIAL

1
2 BOARD OF SUPERVISORS, COUNTY OF CALAVERAS

3 STATE OF CALIFORNIA

4 August 26, 1991

5 RESOLUTION

6 NO. 91-373 A RESOLUTION AUTHORIZING THE APPROVAL OF A
7 COMMUNITY PLAN AMENDMENT TO CHANGE THE LAND
8 USE DESIGNATION OF THE VALLEY SPRINGS
9 COMMUNITY PLAN OF CERTAIN PROPERTY FROM
10 INDUSTRIAL TO COMMERCIAL

11 WHEREAS, Brad White, etal submitted a Community Plan
12 Amendment application CPA 91-04 to the Planning Department
13 for review and process; and

14 WHEREAS, the Planning Commission held a duly advertised
15 public hearing on July 18, 1991, and approved the application
16 as submitted; and

17 WHEREAS, the Board of Supervisors held a duly noticed
18 public hearing on August 26, 1991, concerning the afore-
19 mentioned community plan amendment application.

20 NOW, THEREFORE, BE IT RESOLVED that the Board of
21 Supervisors of the County of Calaveras upheld the actions of
22 the Planning Commission and approved the community plan
23 amendment based on the following findings:

- 24 1. That there has not been presented substantial evidence
25 that the adoption of the Community Plan Amendment may cause
26 a significant effect upon the environment.

27 ///

28
RECEIVED

OCT 3 1991

CALAVERAS COUNTY
DEPT. OF PLANNING

1
2 RESOLUTION NO.91-373

3 Therefore, a Negative Declaration has been granted by the
4 Planning Commission and is recommended to the Board of
5 Supervisors for adoption.

6 2.That the adoption of the Community Plan Amendment is
7 consistent with Goal 10 of the Natural and Archaeological
8 Resource Element of the General Plan which encourages the
9 preservation of archaeological sites. The proposed project
10 site is not within an identified natural or archaeological
11 resource area.

12 3.That the adoption of the Community Plan Amendment is
13 consistent with Goals 66 and 68 of the Public Facilities and
14 Services Element of the General Plan which strives to
15 provide adequate water and sewage disposal service to users
16 and disposers within the County. The subject property, upon
17 development, shall be conditioned to meet the standards of
18 the VSPUD for proof of an adequate sewage disposal system
19 and water supply, including on-estate conservation.

20 4.That the adoption of the Community Plan Amendment is
21 consistent with Policy 43e of the Community Development
22 Element of the General Plan which is to ensure that road
23 service levels are not degraded below an adequate level by
24 new development. This project is not expected to degrade
25 the service level of Highway 26 which is a State Highway
26 with a service level of "adequate".

27 ///

1
2 RESOLUTION NO. 91-373

3 5. That the adoption of the Community Plan Amendment is
4 consistent with Goal 81 of the Safety Element of the General
5 Plan which strives to protect all residents from all
6 hazards. The proposed site is not within an identified
7 health, geologic, seismic or flood hazard area.

8 6. That the adoption of the Community Plan Amendment shall
9 not conflict with the Goals and Policies of the Housing
10 Element of the General Plan because the subject property has
11 been designated for both commercial and industrial
12 development since adoption of the Community Plan.

13 7. That the adoption of the Community Plan Amendment is
14 consistent with Goal 98 of the Noise Element of the General
15 Plan which strives to ensure noise compatibility among
16 adjacent land uses. The proposed project is compatible with
17 surrounding zoning and land uses which are primarily
18 commercial and industrial.

19 8. That the adoption of the Community Plan Amendment is
20 consistent with the Goals of the Valley Springs Community
21 Plan which encourages the siting of commercial development
22 within this area.

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1
2 RESOLUTION NO. 91-373

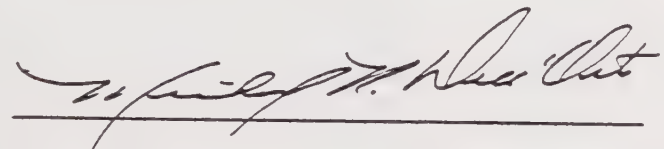
3 ON A MOTION by Supervisor Tryon
4 seconded by Supervisor McRay
5 the foregoing Resolution was duly passed and adopted by the
6 Board of Supervisors of the County of Calaveras, State of
7 California, on the 26 day of August, 1991, by the
8 following votes:

9 AYES: Supervisors Taylor, Tryon, McRay, Gordon and Dell'Orto

10 NOES: None

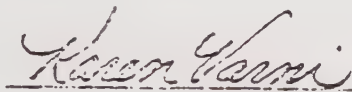
11 ABSENT: None

12 ABSTAIN: None

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15 Chairperson, Board of Supervisors

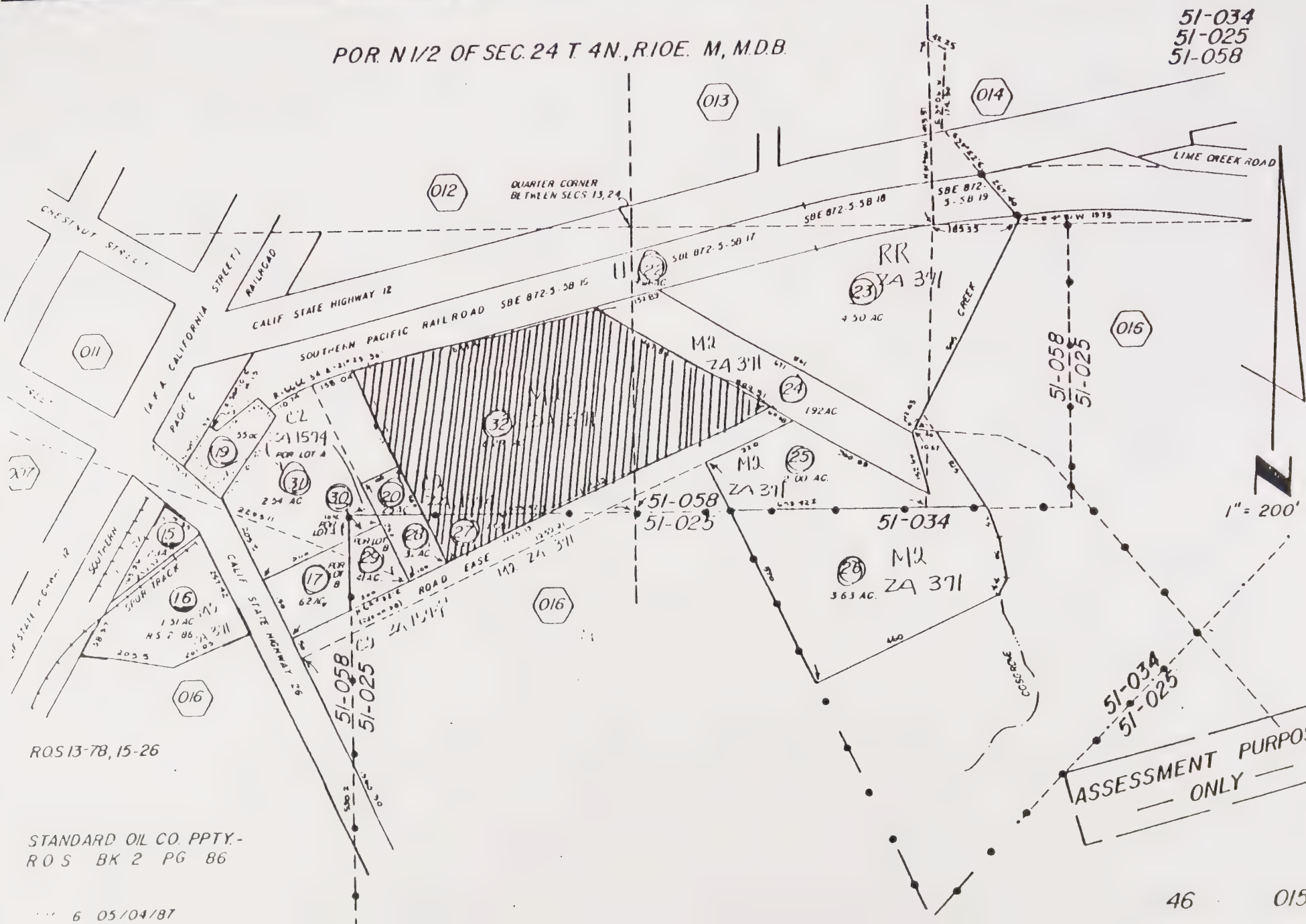
16
17 ATTEST:

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19 

20 County Clerk and Ex-Officio Clerk to the
21 Board of Supervisors, of the County of
22 Calaveras, California
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POR. N 1/2 OF SEC. 24 T. 4N., R. 10E. M., M.D.B.

51-034
51-025
51-058



ASSESSMENT PURPOSES
ONLY

STANDARD OIL CO. PPTY.-
R O S BK 2 PG 86

6 05/04/87

BOARD OF SUPERVISORS, COUNTY OF CALAVERAS
STATE OF CALIFORNIA

JUNE 24, 1991

RESOLUTION

NO. 91-300 A RESOLUTION APPROVING MURPHYS AND DOUGLAS FLAT
COMMUNITY PLAN AMENDMENT 91-03.

WHEREAS, the Planning Department of the County of Calaveras received an application from Norman A. Tanner et.al. to change the community plan designation of certain real property from "Public and Domestic Watershed" to "Rural Residential-5 acre density" and "Rural Residential-20 acre density"; and

WHEREAS, the subject real property is located in the unincorporated portions of the County of Calaveras more particularly described as TAPN's 68-010-63, 68-001-112 and 113; and

WHEREAS, the Board of Supervisors held a duly noticed public hearing on the proposed Community Plan Amendment 91-03 and considered all the information presented to it including its staff report and initial study; and

WHEREAS, the Board of Supervisors considered the change in the Community Plan Land Use Designation as proposed from "Public and Domestic Watershed" to "Rural Residential- 5 acre density" and "Rural Residential-20 acre density" and its staff recommendation of a community plan amendment from "Public and Domestic Watershed" to "Rural Residential-5 acre density" and "Rural Residential-20 acre density".

1 RESOLUTION

2 NO. 91-300

3 NOW, THEREFORE, BE IT RESOLVED that the Board of
4 Supervisors of the County of Calaveras approve a resolution
5 amending the Murphys and Douglas Flat Community Plan Land Use
6 Designation for TAPN 68-010-63 and 68-001-112, 113 from
7 "Public and Domestic Watershed" to "Rural Residential-5 acre
8 density" and "Rural Residential-20 acre density" based upon
9 eight findings:

10 1. That there has not been presented substantial evidence
11 that the adoption of the Community Plan Amendment may cause
12 a significant effect upon the environment. Therefore, a
13 Negative Declaration has been granted by the Planning
14 Commission and is recommended to
15 the Board of Supervisors for adoption.

16
17 2. That the adoption of the Community Plan Amendment in
18 consistent with Goal 15 of the Future Land Use and Community
19 Plan Amendments of the Murphys-Douglas Flat Community Plan
20 which requires to retain adequate lands for future
21 development. It is also consistent with Implementation
22 Measure 9c of the Rural Community Area of the
23 Murphys-Douglas Flat Community Plan which stresses to assign
24 five acre to twenty acre densities on parcels of land
25 classified as Rural Transition or Rural Residential in the
26 rural community area.

27 ///

1 RESOLUTION

2 NO. 91-300

3 3. That the adoption of the Community Plan Amendment is
4 consistent with the Goal 90 of the Housing Element of the
5 General Plan because it has the potential for creating
6 thirteen (13) new home sites.

7
8 4. That the adoption of the Community Plan Amendment is
9 consistent with Goal 10 of the Natural and Archaeological
10 Resource Element of the General Plan because the subject
11 property is located within an area rated as have a "Low"
12 Archaeological Sensitivity.

13
14 5. That the adoption of the Community Plan Amendment is
15 consistent with Goals 66 and 68 of the Public Facilities and
16 Services Element of the General Plan which ensures that
17 development projects include means to maintain or improve
18 levels of service of County roads serving the development,
19 the applicant shall be required to pay a road impact
20 mitigation fee at the time of development.

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6. That the adoption of the Community Plan Amendment is consistent with Policy 75d of the Safety Element of the General Plan because any residential development construction shall conform to current standards of the Uniform Building code dealing with seismic and flood hazard consideration, as administered by the County Building Official.

7. That the adoption of the Community Plan Amendment is consistent with Goal 98 of the Noise Element of the General Plan because the proposed change in land use designation to Rural Residential shall not result in an increase of ambient noise levels incompatible with existing level uses, which are primarily residential.

8. That the adoption of this Community Plan Amendment is consistent with the Goals 76 of the Safety Element of the General Plan because any future subdivision development shall conform to the requirements of the County Fire Department and Murphys Fire District.

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4 RESOLUTION

5 NO. 91-300

6 ON A MOTION by Supervisor Tryon
7 seconded by Supervisor Taylor
8 the foregoing Resolution was duly passed and adopted by the
9 Board of Supervisors of the County of Calaveras, State of
10 California, on the 24 day of June, 1991, by the
11 following votes:

12 AYES: Supervisors Taylor, McRay, Tryon and Dell'Orto

13 NOES: None

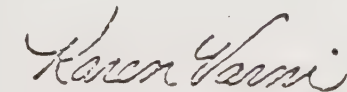
14 ABSENT: Supervisor Gordon

15 ABSTAIN: None
16

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18 Chairperson, Board of Supervisor

19 ATTEST:

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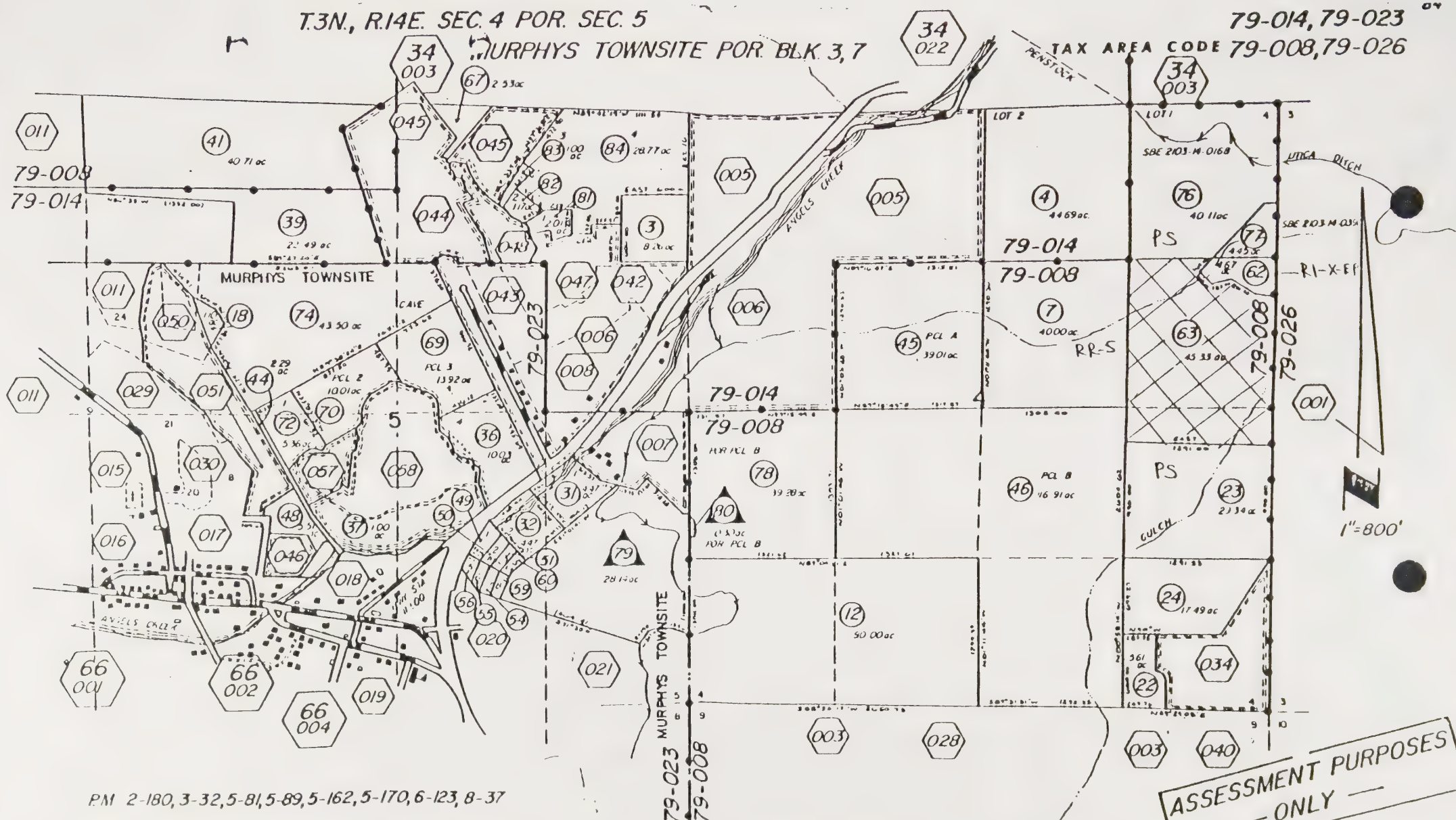
23 County Clerk and Ex-Officio Clerk to the
24 Board of Supervisors, of the County of
25 Calaveras, California
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T.3N., R.14E. SEC. 4 POR. SEC. 5

MURPHYS TOWNSITE POR. BLK. 3, 7

79-014, 79-023 ⁰⁴

TAX AREA CODE 79-008, 79-026



PM 2-180, 3-32, 5-81, 5-89, 5-162, 5-170, 6-123, 8-37

R.O.S. 3-41, 3-165, 4-145, 7-92, 10-16, 11-76, 12-10, 13-48, 14-57,
13-124, 14-169, 16-61

REV. 48 11/14/90

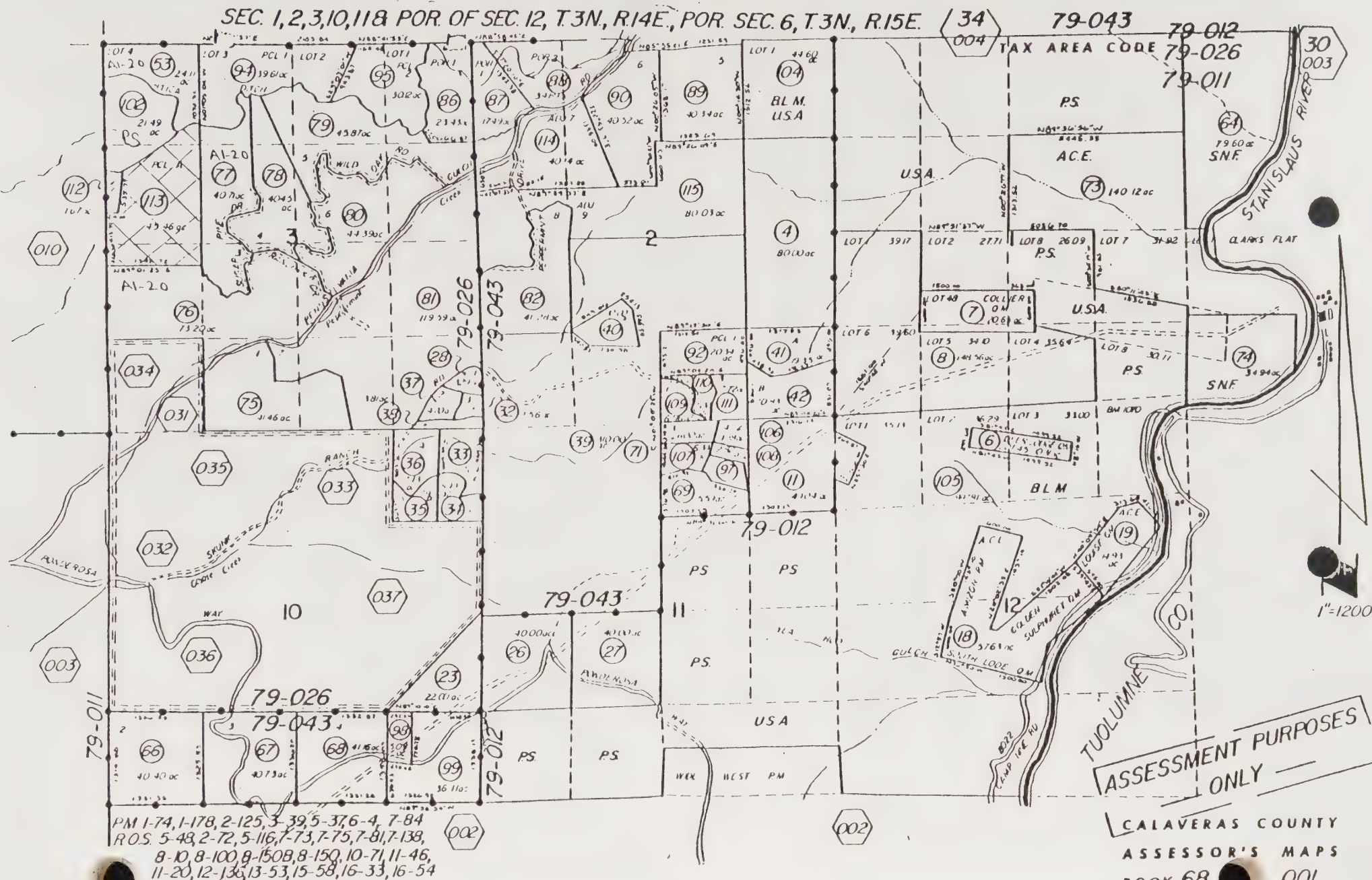
FOR MOBILE HOME PARK SEE PAGES
901 - 904

3 040 9 10

ASSESSMENT PURPOSES
ONLY

CALAVERAS COUNTY
ASSESSOR'S MAPS
BOOK 68 PAGE 010

SEC. 1, 2, 3, 10, 11 & POR. OF SEC. 12, T.3N, R.14E, POR. SEC. 6, T.3N, R.15E.



PM 1-74, 1-178, 2-125, 3-39, 5-37, 6-4, 7-84
 R.O.S. 5-48, 2-72, 5-116, 7-73, 7-75, 7-81, 7-138,
 8-10, 8-100, 8-150, 8-150, 10-71, 11-46,
 11-20, 12-13, 13-53, 15-58, 16-33, 16-54

ASSESSMENT PURPOSES
 ONLY

CALAVERAS COUNTY
 ASSESSOR'S MAPS
 BOOK 68 001

BOARD OF SUPERVISORS, COUNTY OF CALAVERAS
STATE OF CALIFORNIA
JUNE 10, 1991

RESOLUTION NO. 91-238

A RESOLUTION APPROVING VALLEY SPRINGS COMMUNITY PLAN AMENDMENT 91-02
VALLEY SPRINGS COMMUNITY PLAN AMENDMENT 91-02

WHEREAS, the Planning Department of the County of Calaveras received an application from William Gutenberger and Valerie I. Ross to change the Valley Springs Community Plan designation of certain real property from "Agricultural Preserve" to "Agricultural Rural"; and

WHEREAS the subject real property is located in the unincorporated portions of the County of Calaveras more particularly described as TAPN 46-001-119.

WHEREAS the Board of Supervisors conducted a public hearing on the proposed Valley Springs Community Plan Amendment, 91-02 and considered all of the information presented to it including its staff report and initial study; and

WHEREAS the Board of Supervisors considered the change in the Valley Springs Community Plan Land Use Designation as proposed from "Agricultural Preserve" to "Agricultural Rural" and its staff recommendation of a Community Plan Amendment from "Agricultural Preserve" to "Agricultural Rural"; and

BE IT THEREFORE RESOLVED THAT the Board of Supervisors approve a resolution amending the Valley Springs Community Plan Land Use Map designation for TAPN 46-001-119 from "Agricultural Preserve" to "Agricultural Rural", based upon eight (8) findings:

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1. That there has not been presented substantial evidence that the adoption of the Community Plan Amendment may cause a significant effect upon the environment. Therefore, a Negative Declaration is granted by the Board of Supervisors.
2. That the adoption of the Community Plan Amendment is consistent with Goal 10 of the Natural and Archaeological Resource Element of the General Plan which encourages the preservation of archaeological sites. The proposed project site is not within an identified natural or archaeological resource area.
3. That the adoption of the Community Plan Amendment is consistent with Goals 66 and 68 of the Public Facilities and Services Element of the General Plan which strives to provide adequate water and sewage disposal service to users and disposers within the County. The subject property, upon development or division, shall be conditioned to meet the standards of the Environmental Health Department for proof of an adequate onsite septic disposal system and water supply.
4. That the adoption of the Community Plan Amendment is consistent with Policy 43e of the Community Development Element of the General Plan which is to ensure that road service levels are not degraded below an adequate level by new development. This project shall not degrade the service level of Paloma Road which is a Major collector with a service level of "adequate."
5. That the adoption of the Community Plan Amendment is consistent with Goal 81 of the Safety Element of the General Plan which strives to protect all residents from all hazards. The proposed site is not within an identified health, geologic, seismic, or flood hazard area.
6. That the adoption of the Community Plan Amendment is consistent with the Goals and Policies of the Housing Element of the General Plan

because it may increase the availability of affordable housing within the County by creating the potential for construction of seventeen (17) new single family dwellings.

7. That the adoption of the Community Plan Amendment is consistent with Goal 98 of the Noise Element of the General Plan which strives to ensure noise compatibility among adjacent land uses. The proposed project is compatible with surrounding zoning and land uses which are primarily rural residential and agricultural range land.

8. That the adoption of this Community Plan Amendment is consistent with the Goals of the Valley Springs Community Plan because this project will protect the general health, safety, and welfare of the community and establish a consistency among all adjacent land use designations, reflecting the expiration of the Williamson Act Contract.

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1 ON A MOTION BY Supervisor Gordon,
2 seconded by Supervisor Taylor, the foregoing
3 Resolution was duly passed and adopted by the Board of Supervisors of the
4 County of Calaveras, State of California, the 10th day of June, 1991, by the
5 following vote:

6 AYES: Supervisors Dell'Orto, Taylor, McRay, Tryon, Gordon

7 NOES: None

8 ABSENT: None

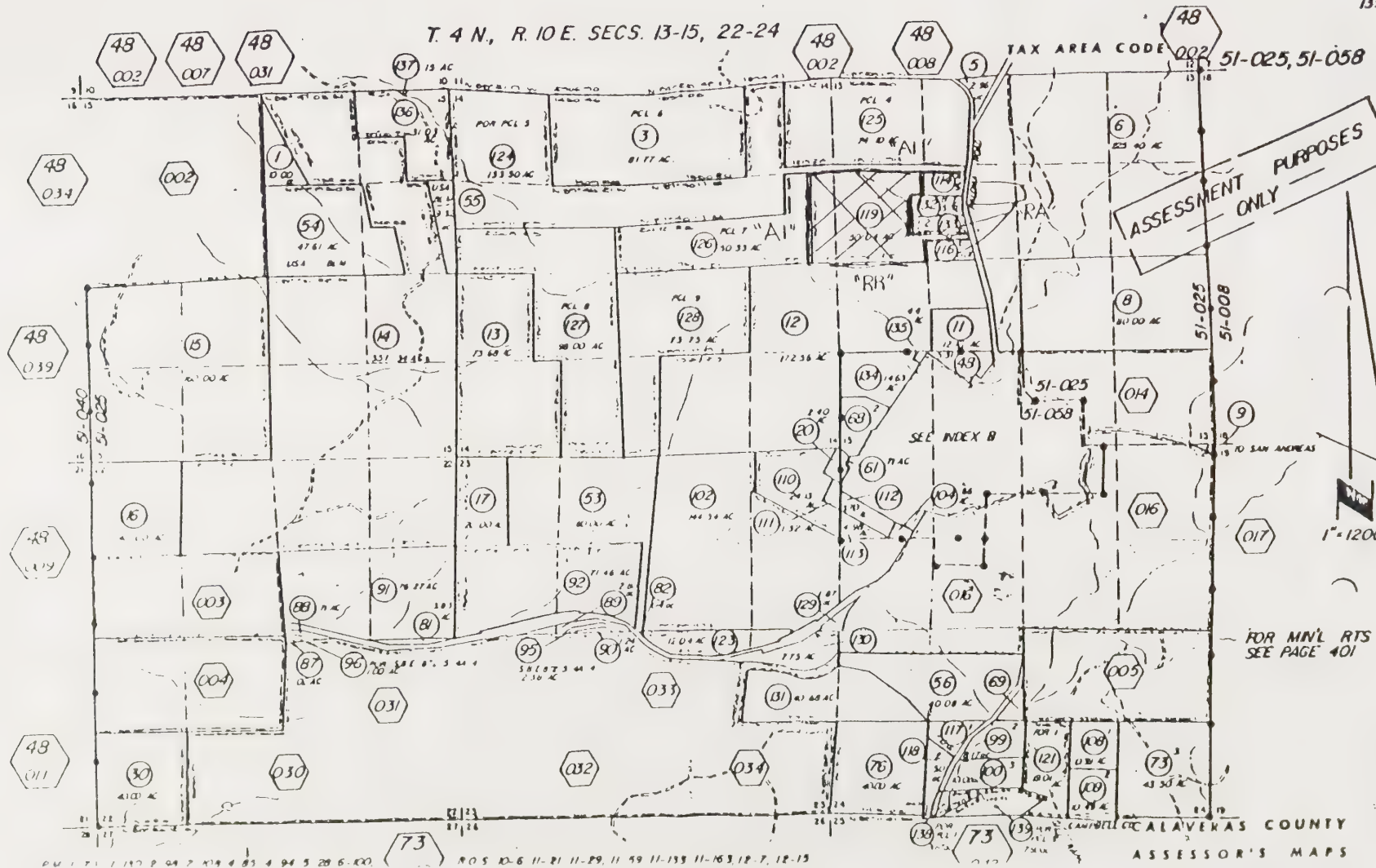
9 ABSTAINED: None

10
11 
12 _____
Chairperson, Board of Supervisors

13 ATTEST:

14 
15 _____

16 County Clerk and Ex-Officio Clerk
17 to the Board of Supervisors of
18 the County of Calaveras, California
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BOARD OF SUPERVISORS, COUNTY OF CALAVERAS

STATE OF CALIFORNIA

June 10, 1991

RESOLUTION NO. 91-237

A RESOLUTION APPROVING GENERAL PLAN AMENDMENT 91-01 (e)

GENERAL PLAN AMENDMENT 91-01 (e)

WHEREAS, the Planning Department of the County of Calaveras received an application from Bill A. Pollard to change the General Plan designation of certain real property from "Timber Production Lands" to "Residential Center;" and

WHEREAS, the subject real property is located in the unincorporated portions of the County of Calaveras more particularly described as TAPN 32-002-13 and 17.

WHEREAS, the Board of Supervisors conducted a public hearing on the proposed General Plan Amendment, 91-01 (e) and considered all of the information presented to it including its staff report and initial study; and

WHEREAS, the Board of Supervisors considered the change in the General Plan Land Use Designation as proposed from "Timber Production Lands" to "Residential Center" and its staff recommendation of a General Plan Amendment from "Timber Production Lands" to "Residential Center;" and

BE IT THEREFORE, RESOLVED THAT the Board of Supervisors approve a resolution amending the General Plan Land Use Map designation for TAPN 32-002-13 and 17 from "Timber Production Lands" to "Residential Center," based upon nine (9) findings:

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///

- 1 1. That there has not been presented substantial evidence that the adoption
2 of the General Plan Amendment may cause a significant effect upon the
3 environment. Therefore a Negative Declaration has been prepared for this
4 project, and is recommended to the Board of Supervisors for adoption.
- 5 2. That the adoption of the General Plan Amendment is consistent with Goal
6 47 and Implementation Policy 47d of the Community Development Element of
7 the General Plan because the project proposal is contained within a fire
8 protection district; is within one-half mile (1/2) of a minor arterial or
9 major collector and that it is socially and geographically tied to the
10 nearest Community Center of Avery.
- 11 3. That the adoption of the General Plan Amendment is consistent with Goal
12 90 of the Housing Element of the General Plan because it will allow for
13 future single family residential development.
- 14 4. That the adoption of the General Plan Amendment is consistent with Goal
15 10 of the Natural and Archaeological Resource Element of the General Plan
16 because the subject property is located within an area rated as having a
17 "Low" archaeological sensitivity.
- 18 5. That the adoption of the General Plan Amendment is consistent with Policy
19 34b of the Public Facilities and Services Element of the General Plan
20 which ensures that development projects include means to maintain or
21 improve levels of service of County road serving the development, the
22 applicant shall be required to pay a road impact mitigation fee.
- 23 6. That the adoption of the General Plan Amendment is consistent with Policy
24 64a and 68a of the Public Facilities and Services Element of the General
25 Plan because the applicant shall be required at time of future development
26 to develop adequate supplies of domestic water and to provide acceptable
27 individual waste disposal systems.

- 1 7. That the adoption of the General Plan Amendment is consistent with
 2 Goal 98 of the Noise Element of the General Plan because the
 3 proposed change in land use designation to Residential Center
 4 shall not result in an increase of ambient noise levels incompatible
 5 with existing level uses, which are primarily residential.
- 6 8. That the adoption of the General Plan Amendment is consistent with
 7 Policy 75d of the Safety Element of the General Plan because any
 8 residential development construction shall conform to current stand-
 9 ards of the Uniform Building Code dealing with seismic and flood
 10 hazard consideration, as administered by the County Building Official.
- 11 9. That the adoption of the General Plan Amendment is consistent with
 12 Goal 76 of the Safety Element of the General Plan because any future
 13 subdivision development shall conform to the requirements of the
 14 County Fire Department and Ebbetts Pass Fire Protection District.

15 ON A MOTION BY Supervisor McRay,
 16 seconded by Supervisor Gordon, the foregoing Resolution
 17 was duly passed and adopted by the Board of Supervisors of the County of
 18 Calaveras, State of California, the 10th day of June, 1991, by the following
 19 vote:

20 AYES: Supervisors Dell'Orto, Taylor, McRay, Tryon, Gordon

21 NOES: None

22 ABSENT: None

23 ABSTAINED: None

24 
 Chairperson, Board of Supervisors

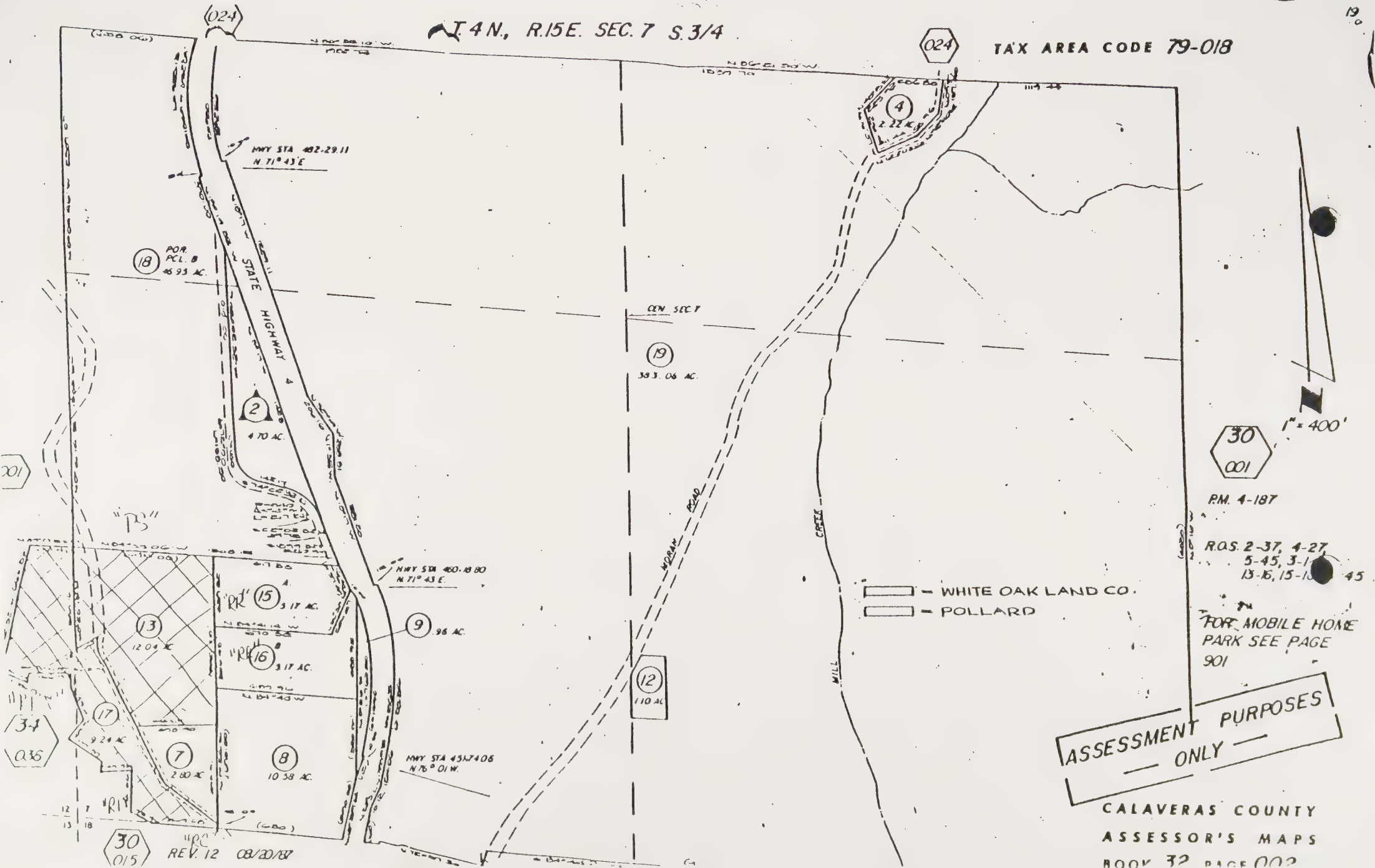
25 ATTEST:

26 

27 County Clerk and Ex-Officio Clerk
 28 to the Board of Supervisors of the
 County of Calaveras, California

T4N, R.15E. SEC. 7 S.3/4

TAX AREA CODE 79-018



1 BOARD OF SUPERVISORS, COUNTY OF CALAVERAS
2 STATE OF CALIFORNIA
October 29, 1990

3 RESOLUTION NO. 90-469

4 A RESOLUTION APPROVING GENERAL PLAN AMENDMENT 90-02 A

5
6 GENERAL PLAN AMENDMENT 90-02 (A)

7 WHEREAS, the Planning Department of the County of
8 Calaveras received an application from Ralph W. and Mary P.
9 Norris, to change the General Plan designation of certain real
10 property from "Agricultural Preserve" to "Community Center";
11 and

12 WHEREAS the subject real property is located in the
13 unincorporated portions of the County of Calaveras more
14 particularly described as TAPN 36-001-040.

15 WHEREAS the Board of Supervisors conducted a public
16 hearing on the proposed General Plan Amendment, 90-02 (A) and
17 considered all of the information presented to it including
18 its staff report and initial study; and

19 WHEREAS the Board of Supervisors considered the change
20 in the General Plan Land Use Designation as proposed from
21 "Agricultural Preserve" to "Community Center" and its staff
22 recommendation of a General Plan Amendment from "Agricultural
23 Preserve" to "Residential Center"; and

24 BE IT THEREFORE RESOLVED THAT the Board of Supervisors
25 approve a resolution amending the General Plan Land Use Map
26 designation for TAPN 036-001-40 from "Agricultural Preserve" to
27 "Residential Center", based upon nine (9) findings:
28

- 1 1. That there has not been presented substantial evidence that
2 the adoption of the General Plan Amendment may cause a
3 significant effect on the environment. Therefore, a
4 Negative Declaration has been adopted by the
5 Board of Supervisors.
- 6 2. That the adoption of the General Plan Amendment is
7 consistent with Goal 47 and Implementation Policy 47d of
8 the Community Development Element of the General Plan
9 because the project proposal is contained within a fire
10 protection district; is within one-half mile of a minor
11 arterial or major collector and that it is socially and
12 geographically tied to the nearest community center of
13 Mountain Ranch.
- 14 3. That the adoption of the General Plan Amendment is
15 consistent with Goal 90 of the Housing Element of the
16 General Plan because it will allow for future single
17 family residential development.
- 18 4. That the adoption of the General Plan Amendment is
19 consistent with Goal 10 of the Natural and
20 Archaeological Resource Element of the General Plan
21 because a complete archaeological resource assessment
22 shall be required to be conducted, prior to any future
23 development.
- 24 5. That the adoption of the General Plan Amendment is
25 consistent with Policy 31c of the Public Facilities and
26 Services Element of the General Plan because it shall
27 not degrade service levels of roads below the
28 designation of A, B. or C.

- 1 6. That the adoption of the General Plan Amendment is
2 consistent with Policy 64a and 68a of the Public
3 Facilities and Services Element of the General Plan
4 because the applicant shall be required a time of future
5 development to develop adequate supplies of domestic
6 water and to provide acceptable individual waste
7 disposal systems.
- 8 7. That the adoption of the General Plan Amendment is
9 consistent with Goal 98 of the Noise Element of the
10 General Plan because any future residential development
11 shall be compatible with existing and surrounding land
12 uses, which are residential and agricultural.
- 13 8. That the adoption of the General Plan Amendment is
14 consistent with Policy 75d of the Safety Element of the
15 General Plan because any residential development
16 construction shall conform to current standards of the
17 Uniform Building Code dealing with seismic and flood
18 hazard consideration, as administered by the County
19 Building Official.
- 20 9. That the adoption of the General Plan Amendment is
21 consistent with Goal 76 of the Safety Element of the
22 General Plan because any future subdivision development
23 shall conform to the requirements of the County Fire
24 Department and Mountain Ranch Fire Department.

ON A MOTION by
Supervisor Silveira,

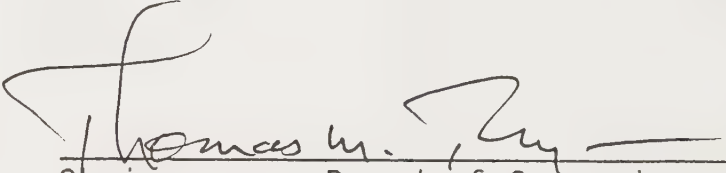
seconded by Supervisor Harris, the foregoing
Resolution was duly passed and adopted by the Board of
Supervisors of the County of Calaveras, State of California,
the 29 day of October, 1990, by the following vote:

AYES: Supervisors Dell'Orto, Taylor, Harris, Tryon, Silveira


NOES: None

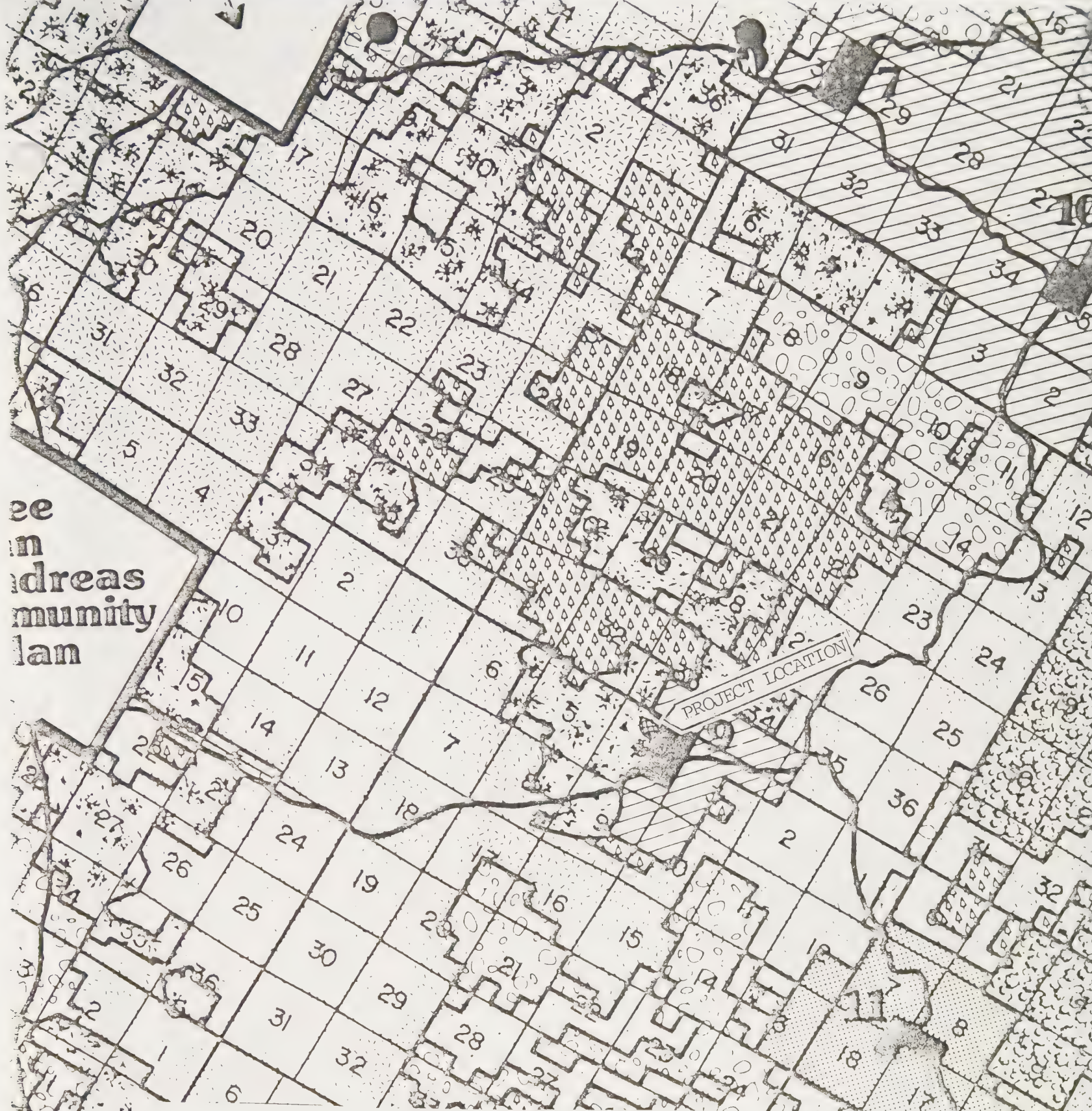
ABSENT: None

ABSTAINED: None


Chairperson, Board of Supervisors

ATTEST:


County Clerk and Ex-Officio Clerk
to the Board of Supervisors
of the County of Calaveras,
California



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PROJECT LOCATION

GENERAL PLAN AMENDMENT 90-02 (A)
EXISTING GENERAL PLAN DESIGNATION



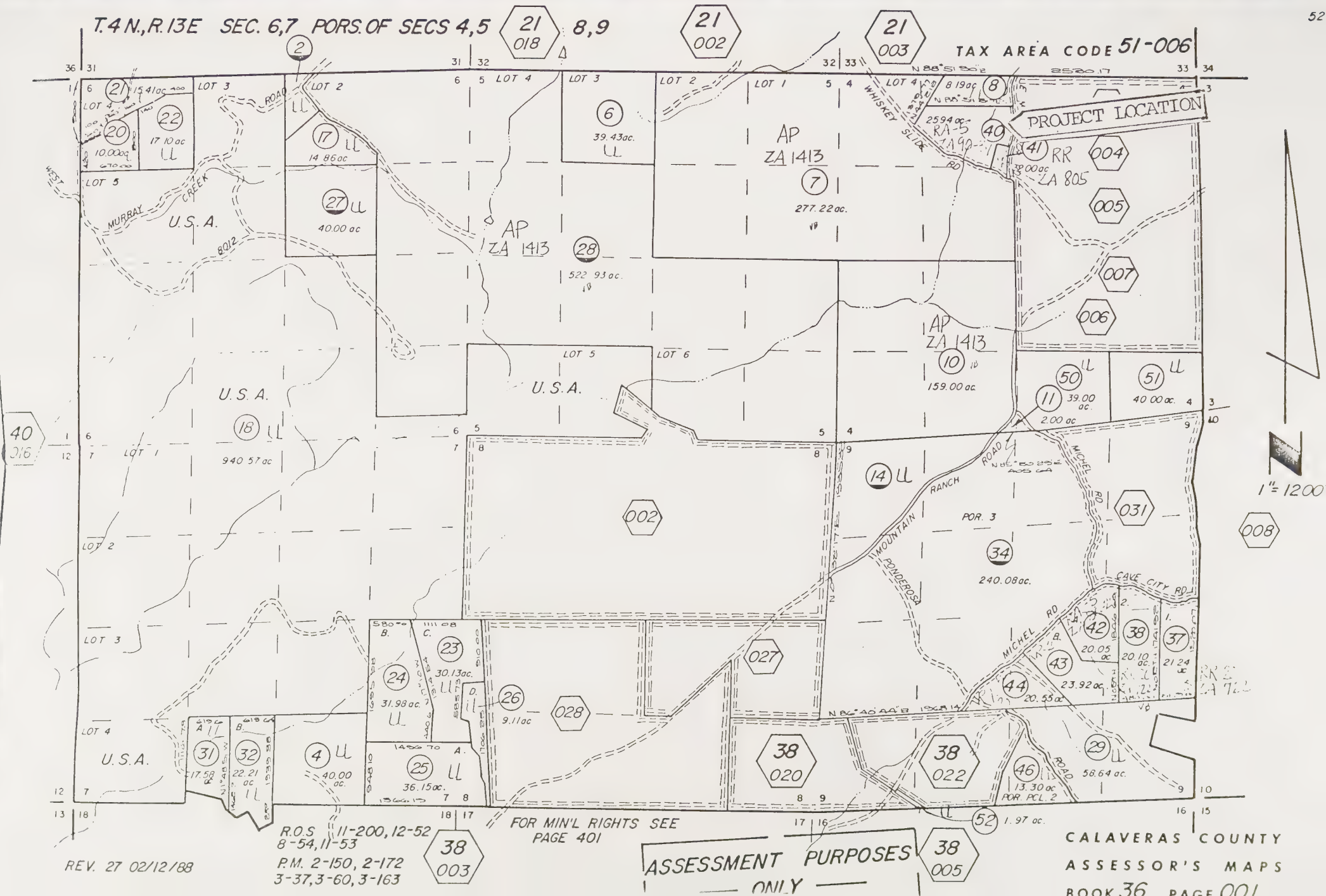
From "Agriculture Preserve" to "Residential Center"

City of

See

T.4N.,R.13E SEC. 6,7 PORTS.OF SECS 4,5 8,9

TAX AREA CODE 51-006



BOARD OF SUPERVISORS, COUNTY OF CALAVERAS
STATE OF CALIFORNIA
October 15, 1990

RESOLUTION NO. 90-456

A RESOLUTION APPROVING GENERAL PLAN AMENDMENT 90-01 A AND C

GENERAL PLAN AMENDMENT 90-01 (A)

WHEREAS, the Planning Department of the County of Calaveras received an application from Leroy and Peggy Dodge to change the General Plan designation of certain real property from "Timber Production Lands" to "Future Single Family Residential"; and

WHEREAS the subject real property is located in the unincorporated portions of the County of Calaveras more particularly described as TAPN 36-001-042.

GENERAL PLAN AMENDMENT 90-01 (C)

WHEREAS, the Planning Department of the County of Calaveras received an application from Paul Lamborn to change the General Plan designation of certain real property from "Timber Production Lands" to "Future Single Family Residential"; and

WHEREAS, the subject real property is located in the unincorporated portions of the County of Calaveras more particularly described as TAPN 034-041 through 034-081 (all parcels);

WHEREAS the Board of Supervisors conducted a public hearing on the proposed General Plan Amendment, 90-01 (A) and (C) and considered all of the information presented to it including its staff report and initial study; and

1 WHEREAS the Board of Supervisors considered the change
2 in the General Plan Land Use Designation as proposed from "Timber
3 Production Lands" to "Future Single Family Residential" and
4 its staff recommendation of a General Plan Amendment from
5 "Timber Production Lands" to "Residential Center"; and

6 WHEREAS the Board of Supervisors considered the change
7 in General Plan Land Use Designation as proposed from "Timber
8 Production Lands" to "Future Single Family Residential" and its
9 staff recommendation of a General Plan Amendment from "Timber
10 Production Land" to "Community Center for residential development
11 only".

12 BE IT THEREFORE RESOLVED THAT the Board of Supervisors
13 approve a resolution amending the General Plan Land Use Map
14 designation for TAPN 036-001-42 from "Timber Production Lands" to
15 "Residential Center, based upon nine (9) findings for General
16 Plan Amendment 90-01 (A):

- 17 1. That there has not been presented substantial evidence
18 that the adoption of the General Plan Amendment may
19 cause a significant effect upon the environment.

20 Therefore, a Negative Declaration has been prepared for
21 this project, and is recommended to the Board of
22 Supervisors for adoption.

- 23 2. That the adoption of the General Plan Amendment is
24 consistent with Goal 47 and Implementation Policy 47d of
25 the Community Development Element of the General Plan
26 because the project proposal is contained within a fire
27
28

1 protection district; is within one-half mile of a minor
2 arterial or major collector and that it is socially and
3 geographically tied to the nearest community center
4 of Mountain Ranch.

- 5 3. That the adoption of the General Plan Amendment is
6 consistent with Goal 90 of the Housing Element of the
7 General Plan because it will allow for future single
8 family residential development.
- 9 4. That the adoption of the General Plan Amendment is
10 consistent with Goal 10 of the Natural and
11 Archaeological Resource Element of the General Plan
12 because a complete archaeological resource assessment
13 shall be required to be conducted, prior to any future
14 development.
- 15 5. That the adoption of the General Plan Amendment is
16 consistent with Policy 31c of the Public Facilities
17 and Services Element of the General Plan because it
18 shall not degrade service levels of roads below the
19 designation of A, B, or C.
- 20 6. That the adoption of the General Plan Amendment is
21 consistent with Policy 64a and 68a of the Public
22 Facilities and Services Element of the General Plan
23 because the applicant shall be required a time
24 of future development to develop adequate supplies of
25 domestic water and to provide acceptable individual
26 waste disposal systems.

- 1 7. That the adoption of the General Plan Amendment is
2 consistent with Goal 98 of the Noise Element of the
3 General Plan because any future residential development
4 shall be compatible with existing and surrounding land
5 uses, which are residential and agricultural.
- 6 8. That the adoption of the General Plan Amendment is
7 consistent with Policy 75d of the Safety Element of the
8 General Plan because any residential development
9 construction shall conform to current standards of the
10 Uniform Building Code dealing with seismic and
11 flood hazard consideration, as administered by the
12 County Building Official.
- 13 9. That the adoption of the General Plan Amendment is
14 consistent with Goal 76 of the Safety Element of the
15 General Plan because any future subdivision development
16 shall conform to the requirements of the County Fire
17 Department and Mountain Ranch Fire Department.

18 BE IT THEREFORE FURTHER RESOLVED THAT the Board of
19 Supervisors approve a resolution amending the General Plan
20 Land Use Map designation for TAPN 034-041 through 081 (all
21 parcels) from "Timber Production Lands" to "Community
22 Center-Residential R1 Development Only" based upon the
23 following findings:

24 B. FINDINGS FOR GPA 90-01 (c):

- 25 1. That there has not been presented substantial evidence
26 that the adoption of the General Plan Amendment may
27 cause a significant effect upon the environment.

1 Therefore a Negative Declaration has been prepared and
2 is recommended to the Board of Supervisors for
3 adoption.

4 2. That the adoption of the General Plan Amendment is
5 consistent with Goal 91 of the Housing Element of the
6 General Plan because it will increase the potential
7 number of dwelling units by one (1).

8 3. That the adoption of the General Plan Amendment will
9 not effect the Natural and Archaeological Resource
10 Element of the General Plan because the subdivision is
11 legally existing and zoned primarily for "R1" (Single
12 Family Residential) development.

13 Timber production within the subdivision is infeasible.

14 4. That the adoption of the General Plan Amendment is
15 consistent with policies 64a and 68a of the Public
16 Facilities and Services Element of the General Plan
17 which requires the provision of adequate water and
18 sewage disposal service to all parcels. The Forest
19 Meadows Subdivision is served by Calaveras County Water
20 District for water and sewer service.

21 5. That the adoption of the General Plan Amendment is
22 consistent with Implementation Measure 46L of the
23 Community Development Element of the General Plan which
24 allows consideration of a new Community Center for
25 areas centered around existing residential development,
26 existing multi-family residential and/or commercial
27 development when the area is within a fire protection
28

1 district and is served by a public water system. The
2 Forest Meadows subdivision meets all the criteria.

3 6. That the adoption of the General Plan Amendment is
4 consistent with Goal 98 of the Noise Element of the
5 General Plan because any future residential development
6 shall be compatible with existing and surrounding land
7 uses, which are residential.

8 7. That the adoption of the General Plan Amendment is
9 consistent with Policy 75d of the Safety Element of the
10 General Plan because any future residential development
11 construction shall conform to current standards of the
12 Uniform Building Code dealing with seismic and flood
13 hazard consideration, as administered by the County
14 Building Official.

15 8. That the adoption of the General Plan Amendment is
16 consistent with Goal 76 of the Safety Element of the
17 General Plan because any future subdivision development
18 shall conform to the requirements of the County Fire
19 Department and Ebbetts Pass Fire Department.

20 9. That the adoption of the General Plan Amendment is
21 consistent with Section 65860 (a) of the California
22 Government Code which states the following:
23 County zoning ordinances shall be consistent with the
24 general plan of the County by January 1, 1974. A
25 zoning ordinance shall be consistent with a county
26 general plan only if: (i) the county has officially
27 adopted such a plan, and (ii) the various land uses
28

1 authorized by the ordinance are compatible with the
2 objectives, policies, general land uses, and programs
3 specified in such a plan.

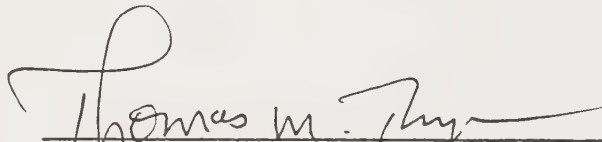
4 ON A MOTION by Supervisor _____ Harris _____,
5 seconded by Supervisor _____ Dell'Orto _____, the foregoing
6 Resolution was duly passed and adopted by the Board of
7 Supervisors of the County of Calaveras, State of California,
8 the 15th day of October, 1990 by the following vote:

9 AYES: Supervisors Dell'Orto, Taylor, Harris, Tryon, Silveira

10 NOES: None

11 ABSENT: None

12 ABSTAINED: None

13 
14 _____
Chairperson, Board of Supervisors

15 ATTEST:

16 

17 County Clerk and Ex-Officio Clerk
18 to the Board of Supervisors
of the County of Calaveras,
California

See
San
Andreas
Community
Plan

PROJECT LOCATION

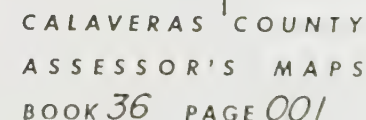
GENERAL PLAN AMENDMENT 90-01(A)
EXISTING GENERAL PLAN DESIGNATION



From "Timber Production Lands" to "Residential Center"

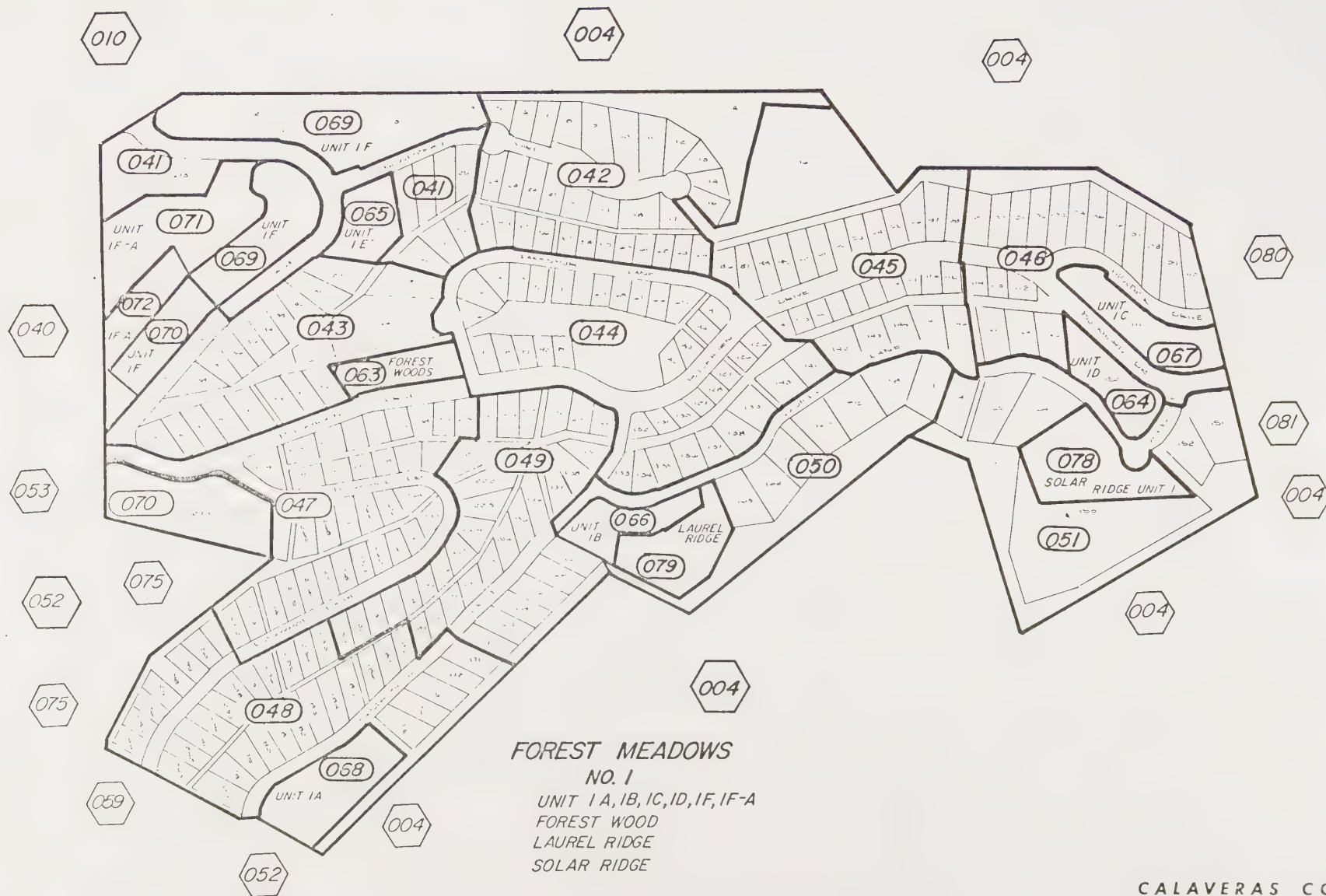
City

See

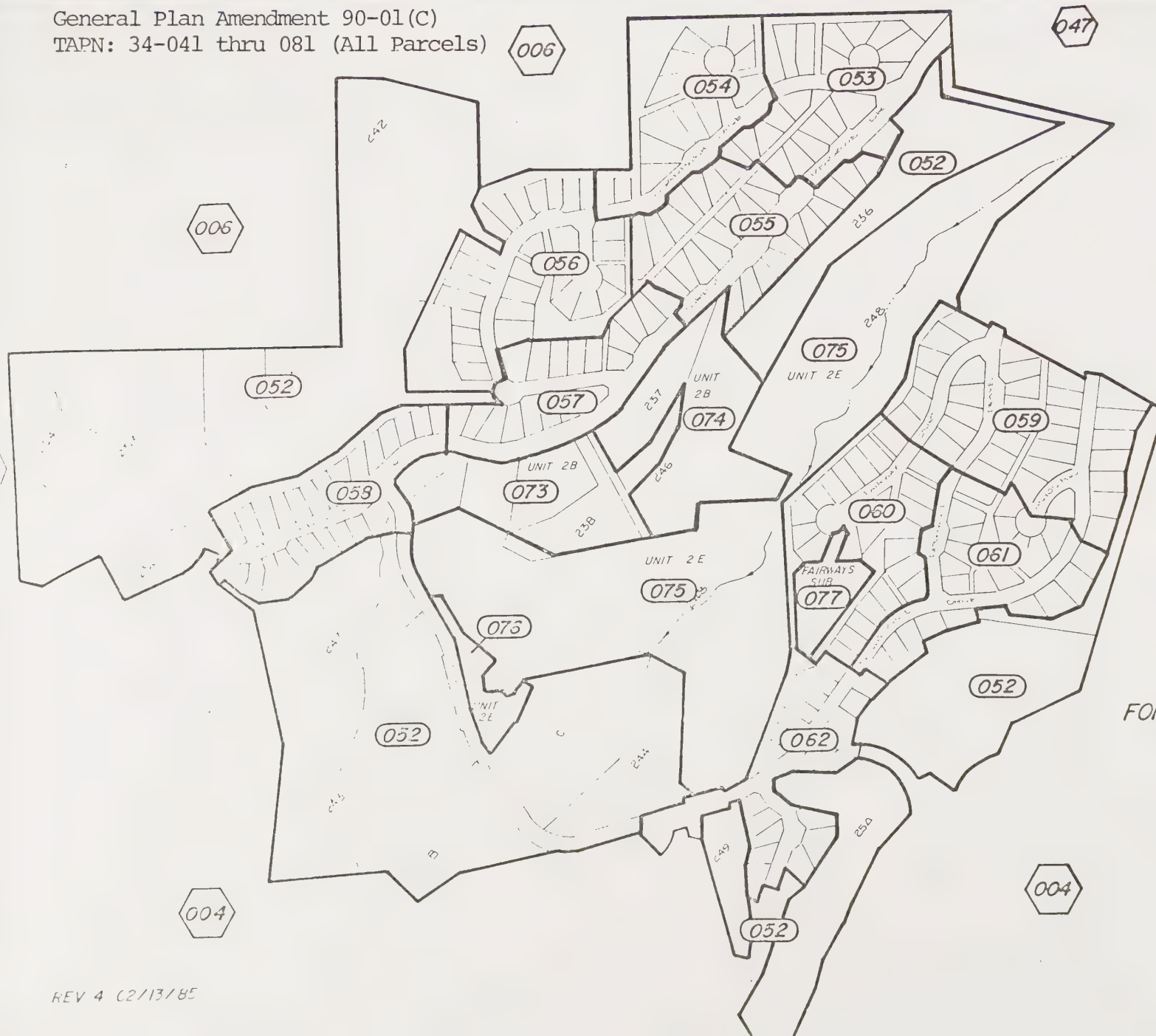




General Plan Amendment 90-01 (C)
TAPN: 34-041 thru 081 (All Parcels)



General Plan Amendment 90-01(C)
TAPN: 34-041 thru 081 (All Parcels)



FOREST MEADOWS

NO. 2

UNIT 2B, 2E
FAIRWAYS SUB.

BOARD OF SUPERVISORS, COUNTY OF CALAVERAS
STATE OF CALIFORNIA
DECEMBER 11, 1989

RESOLUTION
NO: 89-499

A RESOLUTION APPROVING GENERAL PLAN AMENDMENT
NUMBER 89-04

WHEREAS the Board of Supervisors of the County of Calaveras is permitted to amend each element of the General Plan four times during a calendar year; and

WHEREAS Government Code Section 65300.5 requires an internally consistent General Plan; and

WHEREAS the Planning Commission of the County of Calaveras did conduct a public hearing and make recommendations to the Board of Supervisors concerning the proposed change in the General Plan; and

WHEREAS the Board of Supervisors duly advertised and considered the Planning Commission recommendation and all of the testimony presented to it, including its staff report and initial study, at a public hearing.

BE IT THEREFORE RESOLVED THAT in order to correct an apparent General Plan land use mapping error, the Board of Supervisors of the County of Calaveras does hereby approve an ordinance amending the General Plan Land Use map designation for TAPN's 61-026-03, 04, 05 and 09, from the Residential Center designation to the Copper Cove/Poker Flat Community Center designation.

BE IT THEREFORE FURTHER RESOLVED that the Board of Supervisors bases its decision on the following nine (9) findings:

1. That there has not been presented substantial evidence that the adoption of the General Plan Amendment may cause a significant effect upon the environment. Therefore, a Negative Declaration has been adopted by the Board of Supervisors.
2. That the adoption of the General Plan Amendment is consistent with Goal 90 of the Housing Element of the General Plan because it will allow for future multi-family residential development.
3. That the adoption of the General Plan Amendment is consistent with Goal 10 of the Natural and Archaeological Resource Element of the General Plan because a complete archaeological resource assessment shall be required to be conducted, prior to any future development.
4. That the adoption of the General Plan Amendment is consistent with Policy 31c of the Public Facilities and Services Element of the General Plan, because it shall not degrade service levels of roads in the Community Center below the designation of adequate.

5. That the adoption of the General Plan Amendment is consistent with Policy 65a of the Public Facilities and Services Element of the General Plan, because at the time of any future development, appurtenant water and sanitation facility services shall also be developed.
6. That the adoption of the General Plan Amendment is consistent with Policy 46j of the Community Development Element of the General Plan because the proposal is contiguous to and forms a logical boundary with the Copper Cove/Poker Flat Community Center.
7. That the adoption of the General Plan Amendment is consistent with Goal 98 of the Noise Element of the General Plan because any future residential development shall be compatible with existing and surrounding land uses, which are agricultural and residential.
8. That the adoption of the General Plan Amendment is consistent with Policy 75d of the Safety Element of the General Plan because any future residential development construction shall conform to current standards of the Uniform Building Code dealing with seismic and flood hazard consideration, as administered by the County Building Official.
9. That the adoption of the General Plan Amendment is consistent with Policy 75d of the Safety Element of the General Plan because any future subdivision development shall conform to the requirements of the County Fire Department and Copperopolis Fire Department.

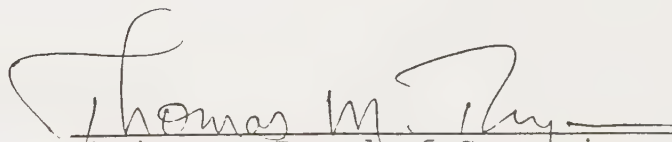
ON A MOTION by Supervisor Silveira, with a second by Supervisor Dell'Orto, passed this 11 day of December, 1989 by the following vote:

AYES: Dell'Orto, Harris, Taylor, Silveira, Tryon

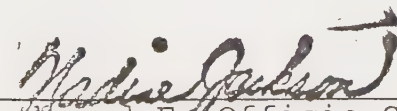
NOES: None

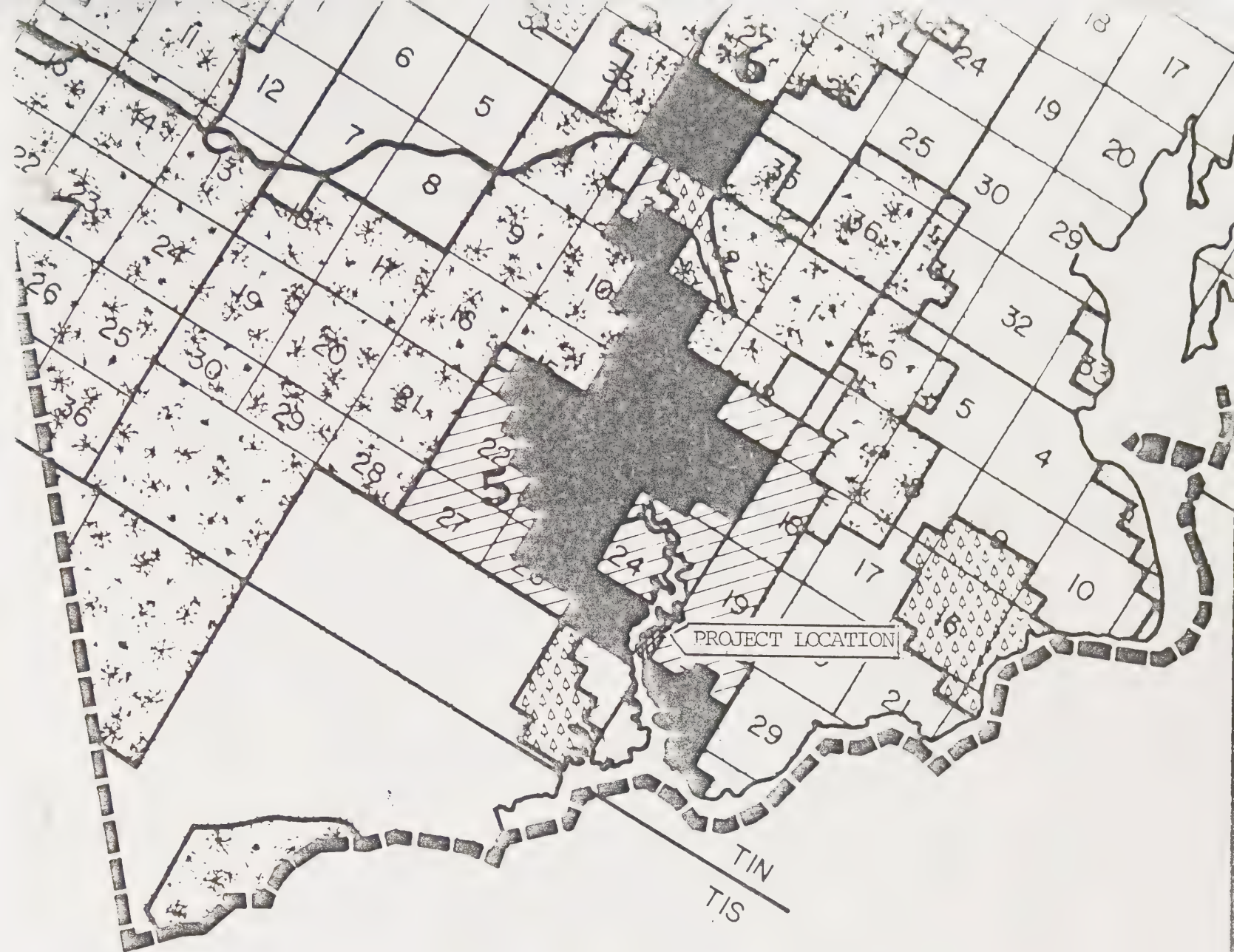
ABSENT: None

ABSTAIN: None


Chairman, Board of Supervisors

ATTEST:


County Clerk and Ex-Officio Clerk to
the Board of Supervisors of the
County of Calaveras, California



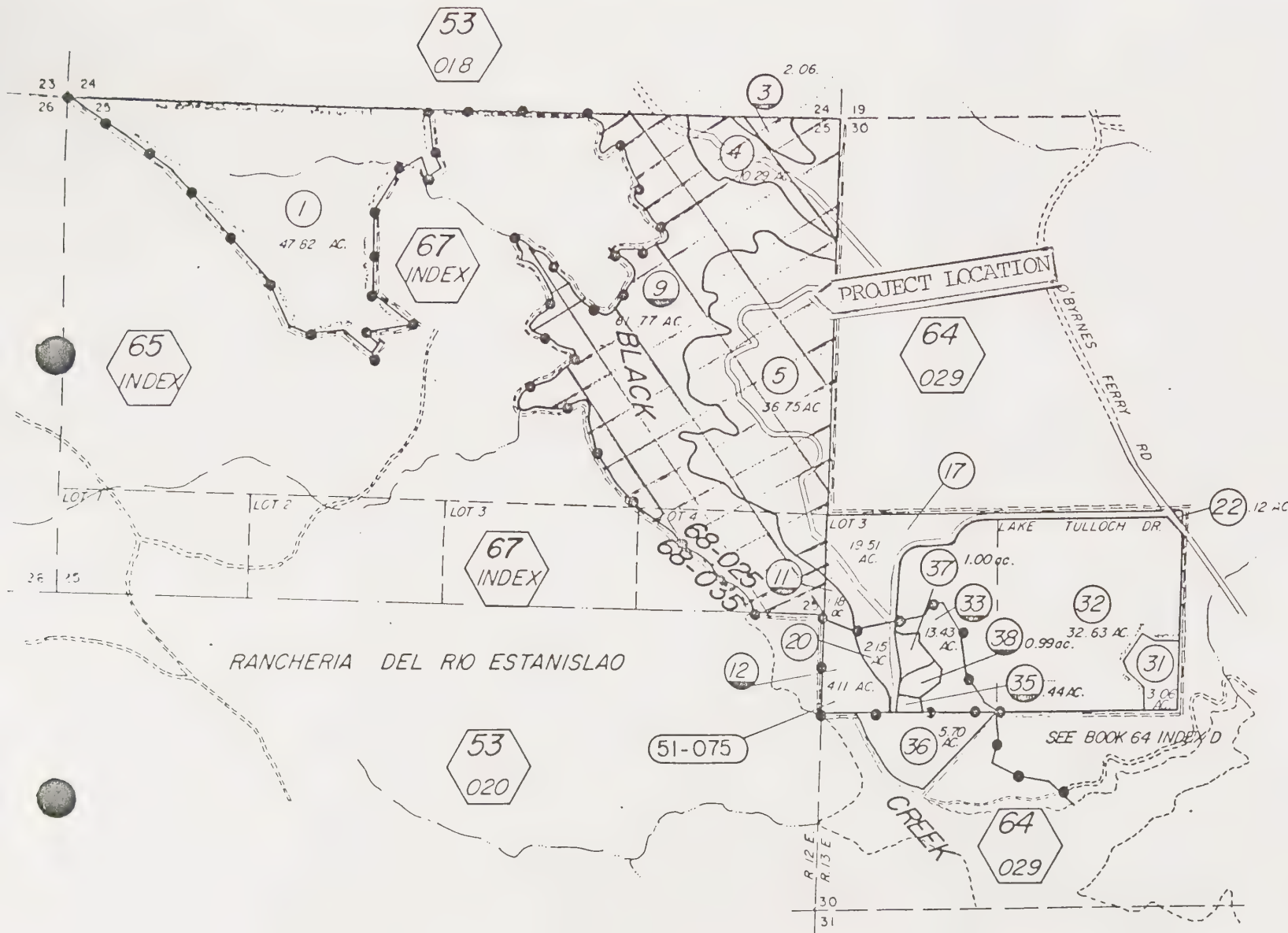
GENERAL PLAN AMENDMENT 89-04
EXISTING GENERAL PLAN DESIGNATION



From "Residential Center" to "Community Center"

T.1N., R.12E. POR. SEC. 25
T.1N., R.13E. POR. SEC. 30 SW1/4

TAX AREA CODE 68-02.
68-035



ASSESSMENT PURPOSES
— ONLY —

CALAVERAS COUNTY
ASSESSOR'S MAPS
BOOK 61 PAGE 026

FOR FLOWAGE RIGHTS SEE PAGE 526
FOR REFERENCES PARCEL 1 SEE RESPECTIVE MAP PAGES

5-148, 6-21

-101, 14-73

02/06/89

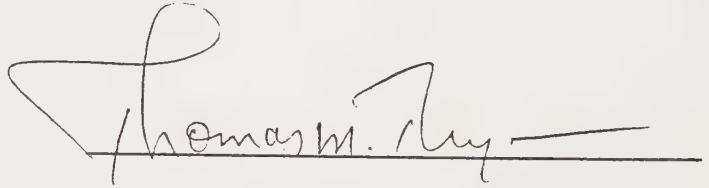
ON A MOTION BY SUPERVISOR Silveira, with a
second by Supervisor Harris, passed this 7th day of August, 1989,
by the following vote:

AYES: Supervisors Dell'Orto, Taylor, Harris, Silveira and Tryon

NOES: None

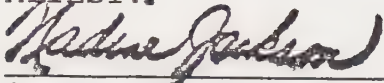
ABSENT: None

ABSTAIN: None



Chairman, Board of Supervisors

ATTEST:.



County Clerk and Ex-Officio Clerk of the Board of Supervisors of the
County of Calaveras, California

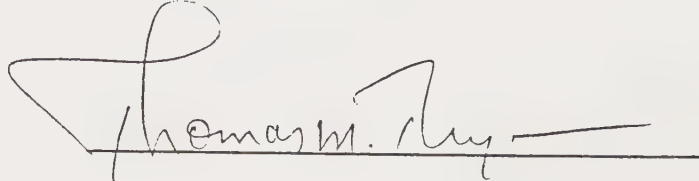
ON A MOTION BY SUPERVISOR Silveira, with a
second by Supervisor Harris, passed this 7th day of August, 1989,
by the following vote:

AYES: Supervisors Dell'Orto, Taylor, Harris, Silveira and Tryon

NOES: None


ABSENT: None

ABSTAIN: None



Chairman, Board of Supervisors

ATTEST:.



County Clerk and Ex-Officio Clerk of the Board of Supervisors of the
County of Calaveras, California

Future Land Use Plan

COMMUNITY DEVELOPMENT LANDS

Community Centers



Commercial, light industrial, multiple family residential and single family residential

See Table IV-5 A&B
of Text for densities

Very

urson

Camp Tamarack

Carson Hill

Copper Cove/Poker Flat

Copperopolis

Glencoe

8 La Contenta

9 Mountain Ranch

10 Rail Road Flat

11 Sheep Ranch

12 Vallecito

13 Wallace

14 West Point

Residential Centers



1/2 acre density (district water and sewer) on roads with a base level of service of A, B, or C.

1 acre density (district water and septic) on roads with a base level of service of A, B, or C.

5 acre density (groundwater and septic) on roads with a base level of service of A, B, or C.

40 acre density on roads with a base level of service of D, E, or F.



40 acre density

(Sheep Ranch Residential Center)

Prime Single Family Residential



5 acre density on roads with a base level of service of A, B, or C.

40 acre density on roads with a base level of service of D, E, or F.



20 acre density on roads with a base level of service of A, B, or C.

40 acre density on roads with a base level of service of D, E, or F.
(areas with 50% slope or greater)

NATURAL RESOURCE LANDS

Wildlife Habitats/ Botanical Areas



40 acre density

Timberlands/ Mineral Resource Area 2A/ Dam Inundation Area



20 acre density on roads with a base level of service of A, B, or C.

40 acre density on roads with a base level of service of D, E, or F.

Agriculture Preserves

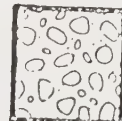


20 acre density (not in Williamson Act Contract) on roads with a base level of service of A, B, or C.

40 acre density (not in a Williamson Act Contract) on roads with a base level of service of D, E, or F.

50 acre density (in a Williamson Act Contract).

Mineral Resource Area 2B



10 acre density on roads with a base level of service of A, B, or C.

40 acre density on roads with a base level of service of D, E, or F.

Prime Industrial Corridor Boundary



AMENDMENTS

1985 General Plan Revision 9/30/85

1986 Update 12/1/86

1989 Update 7/31/89

ADVISORY

ADVISORY
SHERIFF'S COUNTY
PLANNING

EXHIBIT B

The following underscored is to be added to the text of the General Plan Section V Community Development Element (page V-5):

LAND USE. The General Plan divides the County into two basic land use categories: Natural Resource Lands, and Community Development Lands. The General Plan is established on a land use capability basis. This means that first, consideration is given to those lands which are most productive when used for resource development, such as agriculture, timber, and mining. The remaining lands which do not fall into a natural resource category are considered for community development.

Due to the scale utilized in mapping the various land use categories, mapping errors are occasionally discovered on the Future Land Use Map. Upon this occurrence, research into the base maps utilized for the individual land use categories and appropriate zoning ordinance files shall be conducted. With the proper documentation that an overlay mapping error occurred, the individual land use category maps override the Future Land Use Map.

There are exceptions to this system when existing land use, towns, and the transportation system are examined. From the standpoint of providing necessary development services, such as roads, fire protection, and other facilities and services, it is desirous to direct new development into areas where the services are available. The past development patterns of the County have provided this direction. In areas where there is already existing residential development or communities, the desirability of keeping new growth in the vicinity of existing growth overrides the resource potential of the area.

BOARD OF SUPERVISORS, COUNTY OF CALAVERAS
STATE OF CALIFORNIA
March 13, 1989

RESOLUTION
NO. 89-84

A RESOLUTION APPROVING GENERAL PLAN AMENDMENTS
NUMBER: 89-01

WHEREAS the Board of Supervisors of the County of Calaveras is permitted to amend the General Plan four times during a calendar year; and

WHEREAS the Planning Commission of the County of Calaveras did conduct public hearing and make recommendations to the Board of Supervisors concerning each proposed change in the General Plan; and

WHEREAS the Board of Supervisors duly advertised and considered the Planning Commission recommendation and all of the testimony presented to it, including its staff report and initial study, at a public hearing.

BE IT THEREFORE RESOLVED THAT the Board of Supervisors of the County of Calaveras does hereby amend the General Plan as follows:

1. The following General Plan changes are hereby adopted and the Plan shall be amended accordingly:

APN 48-017-65 from Agriculture Preserve to CDL-Future Single Family Residential. Williamson Act Contract expires March 1, 1989

BE IT THEREFORE FURTHER RESOLVED THAT the Board of Supervisors bases its decision on the findings in the attached exhibits, resolutions and staff reports for each general plan change application.

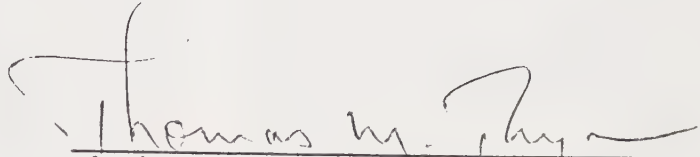
ON A MOTION BY SUPERVISOR Silveira, with
a second by Supervisor Taylor, passed this day of
by the following vote:

AYES: Supervisors Dell'Orto, Taylor, Harris, Silveira and Tryon

NOES: None

ABSENT: None

ABSTAIN: None


Chairman, Board of Supervisors

ATTEST:



County Clerk and Ex-Officio Clerk of the Board of Supervisors of the
County of Calaveras, California

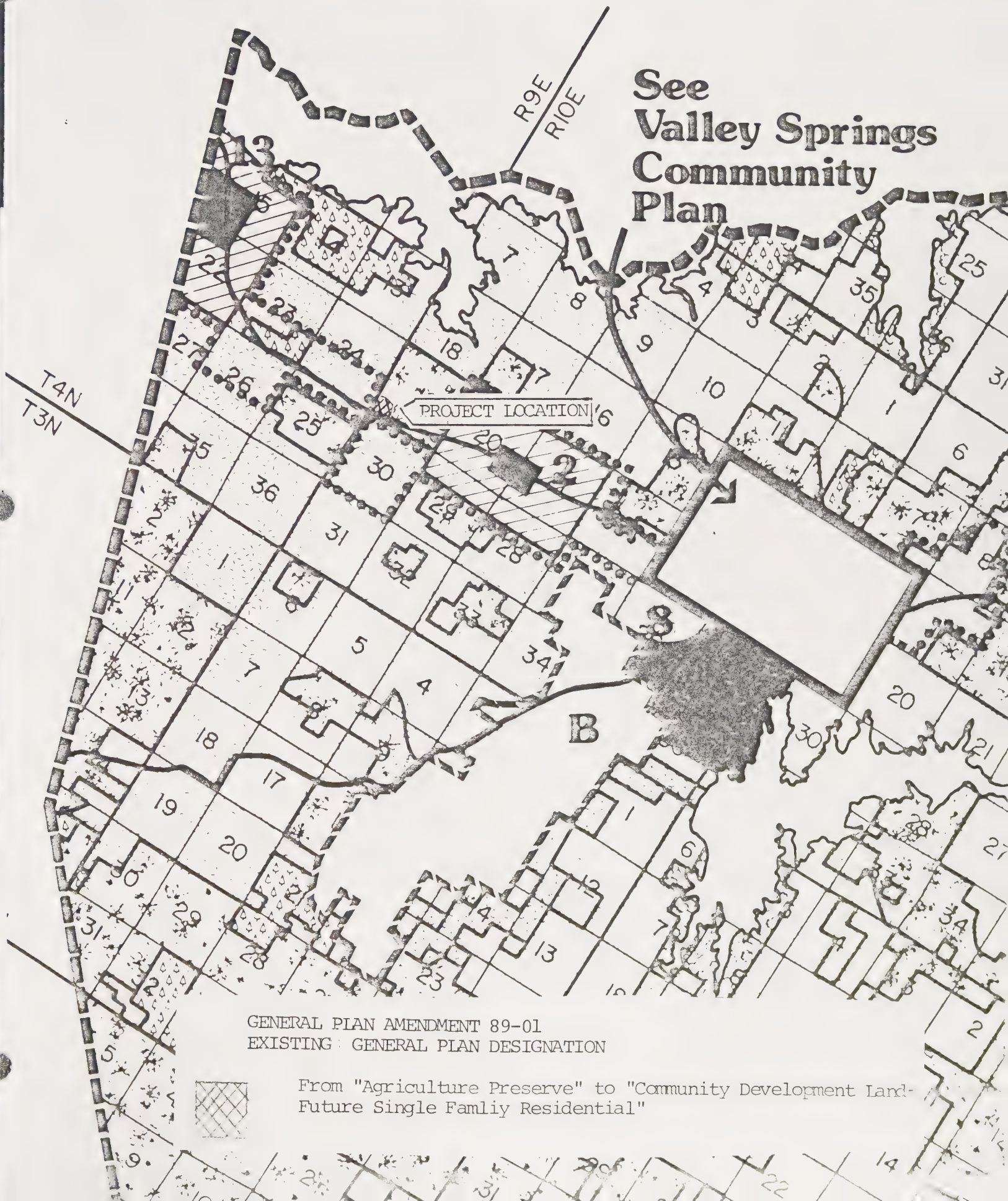
FINDINGS FOR GPA 89-01

1. The project has been revised and amended so that the project as approved will not have a significant impact upon the environment.
2. There is not a significant public controversy on the public record regarding environmental issues associated with this project.
3. The project is consistent with the goals, policies, and general land uses of the Calaveras County General Plan and zoning code.
4. The zone change is consistent with neighborhood land use and zoning.
5. After approval of the zone change, the density of the subject property can not be changed without findings concerning general plan consistency and density.
6. There is an existing single family dwelling on the subject property.
7. The project is served by Hwy 12, which has a base level of service of adequate.

RECEIVED

CALAVERAS COUNTY
DEPT. OF PLANNING

See Valley Springs Community Plan

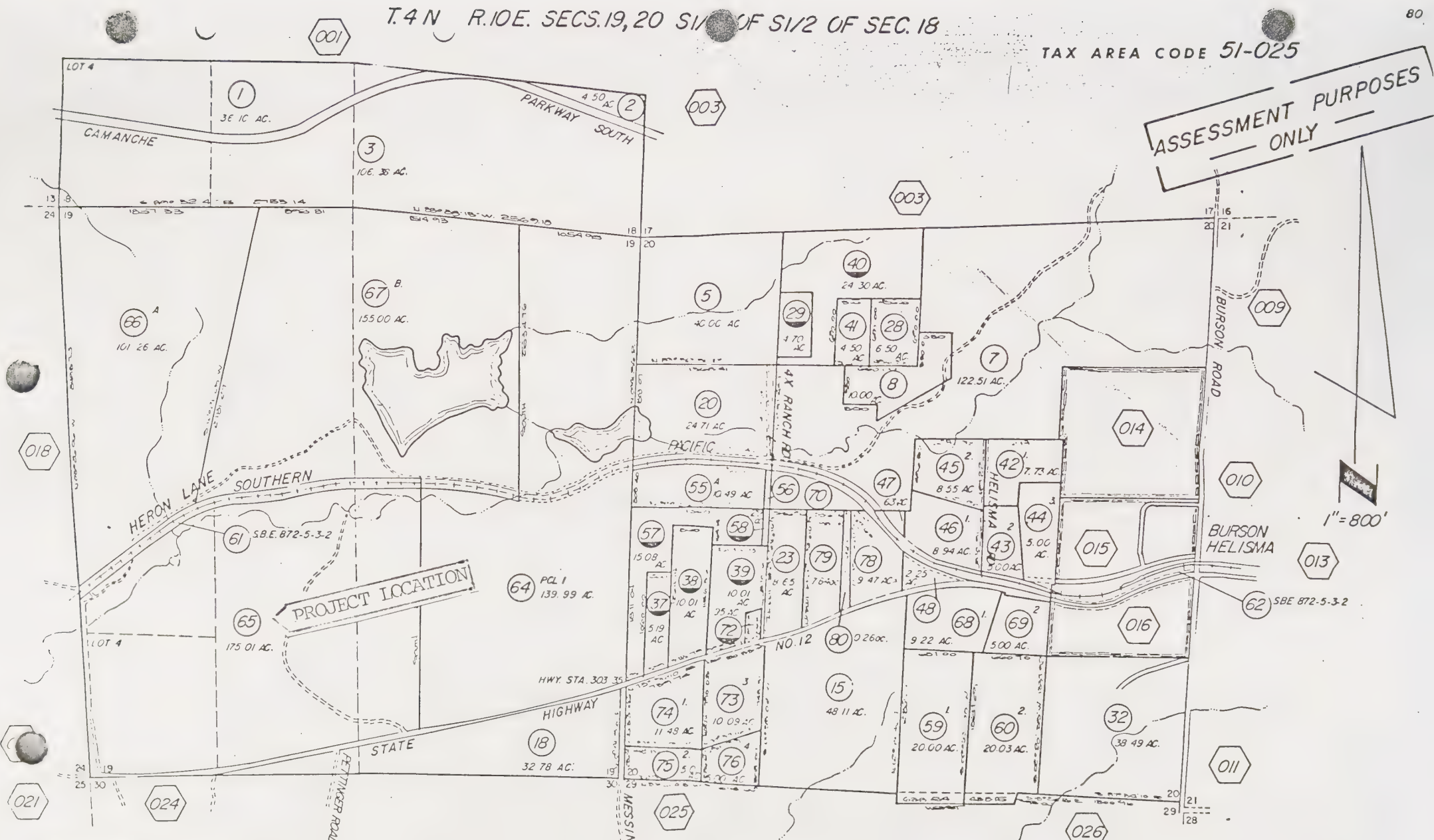


GENERAL PLAN AMENDMENT 89-01
EXISTING : GENERAL PLAN DESIGNATION

From "Agriculture Preserve" to "Community Development Land-
Future Single Family Residential"

TAX AREA CODE 51-025

ASSESSMENT PURPOSES
ONLY



R.O.S. 10-119, 10-125, 11-8, 12-132, 13-61
P.M. 1-134, 2-143, 3-94, 3-121, 3-157, 3-183, 4-16, 4-83, 4-163, 4-193, 6-81

REV. 35 02/09/88

FOR MIN'L RIGHTS SEE PAGE 417

CALAVERAS COUNTY
ASSESSOR'S MAPS
BOOK 48 PAGE 017

BOARD OF SUPERVISORS, COUNTY OF CALAVERAS
STATE OF CALIFORNIA
DECEMBER 7, 1987

RESOLUTION
NO. 87-508

A RESOLUTION APPROVING GENERAL PLAN AMENDMENTS NUMBERS
87-07 and 87-09

WHEREAS the Board of Supervisors of the County of Calaveras is permitted to amend the General Plan four times during a calendar year; and

WHEREAS the Planning Commission of the County of Calaveras did conduct public hearing and make recommendations to the Board of Supervisors concerning each proposed change in the General Plan; and

WHEREAS the Board of Supervisors duly advertised and considered the Planning Commission recommendation and all of the testimony presented to it, including its staff report and initial study, at a public hearing.

BE IT THEREFORE RESOLVED THAT the Board of Supervisors of the County of Calaveras does hereby amend the General Plan as follows:

1. The following General Plan changes are hereby adopted and the Plan shall be amended accordingly:

GPA 87-07 for Mokelumne Hill Veterans Memorial District
(Exhibit A)
GPA 87-09 for James Ramsey (Exhibit B)

BE IT THEREFORE FURTHER RESOLVED THAT the Board of Supervisors bases its decision on the findings in the attached exhibits, resolutions and staff reports for each general plan change application.

ON A MOTION BY Supervisor Taylor, seconded by Supervisor Silveira, passed this seventh day of December, 1987 by the following vote:

AYES: Supervisors Burns, Taylor, Harris, Silveira and Tryon
NOES: None
ABSENT: None
ABSTAIN: None

Chairman, Board of Supervisors

ATTEST: Nadine Parker
County Clerk and Ex-Officio Clerk of the Board of
Supervisors of the County of Calaveras, California

EXHIBIT A

GPA 87-07 Mokelumne Hill Veterans Memorial District.

APN's 18-009-30; 18-010-12,19,22 & 23

Land Use Designation change from Public Use to Rural Residential 1 & 2
Acre Density

Findings for Approval:

1. The project as approved will not have a significant effect on the environment.
2. There is not a significant public controversy on the public record regarding environmental issues associated with this project.
3. The project is consistent with the goals, policies and general land uses of the Calaveras County General Plan, Mokelumne Hill Community Plan, and zoning code.

EXHIBIT B

GPA 87-09 James Ramsey

APN's: County Wide

Findings for Approval:

1. The proposed amendment is consistent with the goals, policies and general land uses of the Calaveras County General Plan.
2. The proposed amendment will not have an effect on the environment.
3. The proposed amendment may result in an increase in the number of dependent special districts, which has the potential to have a fiscal effect on the County.

Text as Follows:

The following pages contain the text from the Roads Element of the Calaveras County General Plan. The proposed changes that would result from adoption of General Plan Amendment #87-09 are highlighted in the Helvetica type face. The text that is to be deleted is marked out with an overstrike.

Text in General Plan begins at the bottom of Page IV - 28

7.00 ROAD MAINTENANCE

7.10 Summary of major findings.

County and State maintained roads receive funding under the law to accommodate general road maintenance. Noncounty maintained public roads and private roads do not qualify for public funding. At present there are a number of means by which the non-publicly maintained roads can accumulate funds for maintenance:

INFORMAL ASSOCIATIONS. These are associations in which property owners voluntarily get together and maintain the road when they feel it is necessary.

Points to consider: Entirely voluntary system; Control is by the property owners; Free from governmental intrusion; Assessments are difficult to collect; Users are not compelled to participate; Disputes must be resolved in Court

HOMEOWNER ASSOCIATIONS. These associations are generally formed with the recordation of the subdivision map and deed restrictions. Newer associations are likely to include mandatory provisions for collection of annual assessments.

Points to consider: Control is by the property owners; Free from governmental intrusion; A regular assessment is set by deed restriction; Delinquent assessments must be collected by obtaining a Court judgment; Provisions for increasing assessments may require hard-to-obtain approvals; There are no standards for maintenance or improvements

COUNTY SERVICE AREAS (CSA). A CSA is a County-administered special district (also called a "dependent special district") which is operated by the Board of Supervisors. All CSAs in Calaveras County have informal road committees which represent the district property owners to the Board of Supervisors.

GENERAL PLAN AMENDMENT #87-09

November 5, 1987 * Page 3

Text of proposed changes to Chapter 7.00, Roads Element

Table IV - 6

Road Maintenance Agencies

County Service Areas ¹

- | | |
|--------------------------------------|--|
| #1 - Rancho Calaveras ^a | #6 - La Contenta ⁱ |
| #2 - Bar XX ⁱ | #8 - Spring Hills ^a |
| #3 - Circle XX ^a | #10 - El Rancho Loma Serena ⁱ |
| #4 - Diamond XX ^a | #12 - Golden Hills ^a |
| #5 - Campo Seco Estates ⁱ | |

Community Services Districts

Copper Cove Rocky Road Three Cent Flat Lynn Park Acres

Community Facilities District

#1 - Hathaway Pines (Commercial Way)

¹ a - active; i - inactive

Points to consider: Assessments are collected with property taxes; The district has professional administration; There are road standards established; Special taxes require 2/3 voter approval (whether or not the voter owns property); The Board of Supervisors may set assessments by resolution without 2/3 vote; The district must bear governmental costs

COMMUNITY SERVICES DISTRICTS (CSD). A CSD is similar to a CSA, except that it is administered by an independent board of directors (also known as an "independent special district") consisting of registered voters within the district, elected by voters of the district.

Points to consider: Local control of the district; Local control of road standards, speed limits and encroachment or design requirements; Assessments collected with property taxes; Subject to the expense of governmental administrative costs; Special taxes require an election with a 2/3 majority approval, whether or not the voter is a property owner; Small districts have higher per capita administrative costs for operations

COMMUNITY FACILITIES DISTRICTS (CFD). A CFD is an improvement-oriented district. A dependent special district, CFDs operate with the Board of Supervisors as the Board of Directors.

Points to consider: Assessments are voted upon by property owners whether or not they reside in the district; The district can be utilized for financing infrastructure improvements, not for ongoing maintenance; The collection of delinquent assessments is through foreclosure rather than tax sale; The district must pay for administrative costs; Improvements must meet County standards

Board policy and road maintenance. The Board of Supervisors has become disenchanted with dependent special districts, such as County Service Areas, as they had been formed and operated in the past. The lack of agreement among those in the district, and the amount of time required to administer the districts are key reasons for the Board's disaffection with the entities. In 1984, the Board reached a consensus that new CSAs should be considered only for those areas in which the property ownership is divided to the point of making a property owner's association impossible to form.

The Board has taken a position that new subdivisions are to include road maintenance provisions via a mandatory property owner association. If special districts are desired, the preference of the Board is that the residents form a Community Services District. One Community Facilities District has been formed in the County. The Board has indicated that its preference is not to become involved in future formations of this type.

5. The project proponent must show that the financing for initial construction of the facilities and infrastructure to be included in the CSA has been approved by the entity providing the funds.

7.20 General Plan recommendations.

- 38-Goal: Establish policies related to road maintenance and formation of special districts related to road maintenance and other infrastructure improvements.
- 38a-Policy: Use alternative methods of mandatory road maintenance and establish criteria as to when one method of road maintenance financing is preferred over another.
- 38b-Policy: Permit the formation of dependent special districts only where there is an existing developed area, there are too few registered voters to properly operate an independent district, or the proposed area consists of "urban scale development."
- 38c-Policy: ~~Permit~~ Encourage the formation of independent special districts (where the Board of Directors is elected from voters residing in the district and the district operates independent of the County government) in areas where there are twelve or more registered voters.
- 38d-Implementation measure: Consider Approval of new County Service Area formation requests for urban scale development only when all of the following criteria are satisfied:
- ~~The area is no longer under the majority ownership of the original developer; and~~
 - ~~There are less than 12 registered voters; and~~
 - ~~The proposed area is not identified as a target area for inclusion in a CSD sphere of influence by the RTP or LAFCO; and~~
 - ~~There are no feasible alternatives for road maintenance other than CSA formation.~~

GENERAL PLAN AMENDMENT #87-C9

November 5, 1987 * Page 7

Text of proposed changes to Chapter 7.00, Roads Element

The project consists of development which is either within commercial, industrial, or other non-residential or non-resource zoning districts;⁴ or the approved density of a residential project consists of three or more dwelling units per acre.

The infrastructure proposed for services to be incorporated into the County Service Area is constructed to County-maintained or utility-required standards.

The County Service Area is formed with a minimum annual maintenance assessment equal to the estimated costs of ongoing facility or infrastructure maintenance with an automatic escalation clause to cover estimated inflation rates for the services to be provided.

The proposal must be approved by the Local Agency Formation Commission.

The project proponent must show that the financing for initial construction of the facilities and infrastructure to be included in the CSA has been approved by the entity providing the funds.

⁴Resource zones are GE, TP, AI, AP, and RA. Residential zones are RR, R1, R2, and R3.

The
CALAVERAS COUNTY
GENERAL PLAN

Consisting of the:

Natural and
Archaeological Resources Element

Public Facilities
and Services Element

Community Development Element

Safety Element

Housing Element

Noise Element

◀1986 EDITION▶

Adopted by the Board of Supervisors

- ▲ April, 1982 (Natural Resources, Public Facilities and Services,
Community Development, Safety elements)
- ▲ June, 1982 (Housing, Noise elements)

Amended

July, 1984 ▲ September, 1985 ▲ January, 1986
June, 1986 ▲ September, 1986 ▲ December, 1986

This version includes all amendments adopted through December 1, 1986.

CALAVERAS COUNTY BOARD OF SUPERVISORS

Jack Burns, (Chairman) District One
Thomas A. ("Tommy") Taylor, District Two
Suzanne Kuehl, District Three (1980-1987)
Robert Harris (1987-)
Tom Tryon, (Vice-Chairman) District Four
William Burke, District Five (1983-1987)
David Silveira (1987-)

PLANNING COMMISSION

Lee Baccus, (Chairman) District One
Rosemary Faulkner, (Vice-Chairman) District Two
Chuck Sisney, District Three
Joe Wylie, District Four
John Snider, District Five

PLANNING DEPARTMENT

Brent Harrington, Planning Director
Eric Jay Toll, Planner III

PREFACE

California State Law requires that every county and city shall have a comprehensive, long-term General Plan for the future development of the county or city.

The original Calaveras County General Plan (which covers the unincorporated area of the County) was adopted in 1967 and later amended in 1973 and 1974. In June 1979, the County Board of Supervisors authorized a major revision program to the County's General Plan.

The Calaveras County General Plan attempts to preserve individual property rights, thereby leaving land use decisions largely to the private sector without public intervention. Only in limited areas, where the County's most valuable resources exist, does the plan establish more restrictive land use policies.

The adoption of the revised Calaveras County General Plan represents a beginning not an end. The County, in concert with the private sector and other public agencies, must implement the adopted plan which will involve bringing local governmental programs into conformance with the policies set forth in the General Plan.

THE 1986 VERSION

This version of the General Plan reflects the amendments approved by the Board of Supervisors through December 1, 1986. The General Plan also includes a number of composition corrections from the 1985 version. The typographical errors, and incorrect terms were revised to reflect the corrected language. Primarily, this involved changing the references to "Community Center Spheres of Influence," a term used in the 1982 version of the General Plan, to "Residential Centers," the correct term.

The 1986 Edition also includes updates to statistical data contained in the General Plan, provided that such data do not result in any changes to goals, policies, or implementation measures.

BRENT HARRINGTON
Planning Director
December 1, 1986

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- ♦ Also see enlarged version of Future Land Use map in back pocket of the General Plan.

INTRODUCTION

I. INTRODUCTION

This section provides a description of:

- ▶ Calaveras County
- ▶ General Plan requirements of the State of California
- ▶ The organization of the General Plan document.

1.0 COUNTY DESCRIPTION

Calaveras County contains 657,920 acres of land. There is only one incorporated area in the County, the City of Angels (commonly known as Angels Camp).

1.1 LOCATION. (Refer to County location Map)

Calaveras County is located in central California along the western slope of the Sierra Nevada mountain range. The County's boundaries are the Mokelumne River on the north and the Stanislaus River on the south. The County's eastern boundary abuts Alpine County and the western boundary adjoins San Joaquin and Stanislaus Counties.

1.2 NATURAL FEATURES.

The County is approximately fifty-three miles long from west to east and twenty miles in width from north and south. The western part of Calaveras County is characterized by rolling foothills beginning at an elevation of approximately 300 feet. The terrain rises to the east, reaching a peak height of 8,170 feet near the Alpine County boundary. Deep ravines and steep ridges are found between the foothills and the higher mountains.

INTRODUCTION



INTRODUCTION

1.3 CLIMATE.

Calaveras County's climate lies in a transitional zone between the Sierra Nevada and the San Joaquin Valley. Climate varies significantly due to great differences in elevation.

Temperatures in the higher country range from the low twenties to the middle eighties. The lower foothills range in temperature from the middle thirties to the high nineties, exceeding 100 degrees many times during the summer months.

Precipitation generally increases with altitude including snow in addition to rain. This accounts for much of the precipitation in the higher elevations.

1.4 HISTORY.

Lands in the County were first used by the Miwok and Washo Indians. The lower part of the County was later used by the first settlers to raise cattle. The discovery of gold along the Mother Lode in the 1850's and 1870's resulted in the historic towns which, to a large extent, still serve as the County's main town sites.

Changes in land use after the end of the Gold Rush were relatively minor until the growth of outdoor recreation during the last two decades. The requirements of recreation-seeking visitors have in the past created, and are currently creating, major changes in the area's economy and land use patterns. The resources of historical character, scenic quality, and open space are being sought. These are creating needs for recreation provisions at an accelerated rate. The sudden and rapid growth of subdivisions, including seasonal and permanent homes has resulted from these demands.

1.5 POPULATION.

Calaveras County has seen dramatic increases in population growth over the past two decades. The population in 1960 was 10,289; in 1970 the population increased to 13,585. By 1980, the population had increased to 20,710, a more than 50 percent increase over 1970.²

²Decennial census for 1960, 1970, 1980.

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In 1980, Calaveras ranked as the thirteenth fastest growing county in California. By 1983, the growth rate (in terms of percent population increase) was the fastest in the State.³ By 1986, the County's population had increased to over 30,000 full time residents.⁴ It has been projected that between 1985 and 2005, Calaveras County will have the second fastest growth rate in the State.⁵

1.6 ECONOMY.

The County's economy can be described within six primary categories:

- ▲ Tourism and Recreation;
- ▲ Forest Products;
- ▲ Mineral Extraction and Processing;
- ▲ Agriculture;
- ▲ Retail, Entrepreneur, and Private Businesses;
- ▲ Federal, State, County, Schools, and Local Government.

The scenic and recreational aspects of Calaveras County make the tourism and recreation industry the most viable of the County's economy. The forested areas of Calaveras County represent a valuable aspect of the area's economy, providing local employment and building materials for the state and country at large.

Mining, the historic backbone of the County's economy, has shown impressive increases in recent years. Mineral extraction combined with ancillary processing and manufacturing provides a great potential for industrial growth within the County.

The production of agricultural products such as livestock, poultry and field crops have been a historically stable industry in Calaveras County.

Other private businesses such as construction, personal services, and retail businesses in the County have experienced growth as the County's population and tourism have increased.

Government is the County's largest employer accounting for one-third of all jobs. Federal and State government represents the largest percentage of all government employment.

³California Department of Finance, Population Research Unit, July, 1983.

⁴Calaveras County Planning Department, September 1, 1986.

⁵Population projects, Form WKSP. California Department of Finance, Population Research Unit, November, 1986.

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Despite the diversity which exists in the County's economy, the overall unemployment in the area still remains well above the state average.

2.0 STATE GENERAL PLAN REQUIREMENTS

All counties and cities in California must comply with the same state laws, regulations, and execution of planning programs. They must prepare comprehensive, long-term General Plans for the development of the county or city and approve only those projects consistent with the General Plan.

The basic legal concept of the General Plan has been modified very little in the last fifty years. California law governing local planning and regulation of uses of the land dates back to 1907 with the adoption of the Subdivision Map Act. Other milestones in California's planning laws include:

- ▶ 1937 all cities and counties be requested to adopt long-range plans;
- ▶ 1971 the Plan contains nine mandated elements and that zoning and subdivision approvals be consistent with the Plan;
- ▶ 1972 the California Environmental Quality Act becomes law requiring a comprehensive environmental review prior to discretionary project approval.
- ▶ 1975 all elements of the General Plan should be internally consistent;
- ▶ 1984 amendments to the General Plan be limited to four times a year;
- ▶ 1985 some mandatory elements were consolidated, and one became optional.

The General Plan Amendment process and the internal consistency requirement deserve further explanation.

The General Plan must reflect changes in community values and local conditions. Therefore, it is necessary to regularly monitor, review, and amend the General Plan. Local governments may amend their general plans four times in one calendar year. Calaveras County generally allocates three of the amendment periods for individual applications, and retains one for County-initiated amendments.

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Amending a General Plan is not the same as merely making a change in mapping. Each element or chapter of the Plan has equal legal weight. This means that any change in the General Plan must also be consistent with all of the adopted elements. The law says:

"In reviewing proposals for general plan amendments, local officials should remember that the general plan is a policy document for the entire community and that it may only be amended 'in the public interest'."6

The internal consistency requirement implies that all elements of the General Plan have equal legal status. Also, the goals, policies, and plan proposals of each element shall be integrated and compatible to form an internally consistent General Plan. When a new element is adopted or one revised, the remaining elements of the General Plan must also be changed to eliminate any inconsistencies.

Although the State establishes the basis for the General Plan and its preparation, the policies contained within are largely a matter of local discretion.

2.1 GENERAL PLAN LAW.

The basic General Plan provisions of State law are contained in the following excerpts from Government Code:

"Each planning agency shall prepare and the legislative body of each county and city shall adopt a comprehensive, long-term general plan for the physical development of the county or city, and of any land outside its boundaries which in the planning agency's judgement bears relation to its planning."7

"In construing the provisions of this article, the Legislature intends that the general plan and elements and parts thereof comprise an integrated, internally consistent and compatible statement of policies for the adopting agency."8

6California Government Code §65356.1 (as amended through 1986).

7Government Code §65300.

8Government Code §65300.5.

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2.2 MANDATED ELEMENTS.

California Government Code §65302 identifies seven elements which every city and county must include in its General Plan. These elements are described by the Governor's Office of Planning and Research (OPR) in its General Plan Guidelines as follows:

- ▼ The land use element designates the general distribution, location, and extent (including standards for population density and building intensity) of the uses of land for housing, business, industry, open space, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses.
- ▼ The circulation element identifies the general location and extent of existing and proposed major roads, highways, railroad and transit routes, terminals, and other public utilities and public facilities.
- ▼ The housing element consists of standards and plans for the improvement of housing and the provision for adequate sites for housing to meet the needs of all economic segments of the community.⁹
- ▼ The conservation element provides for the conservation, development, and use of natural resources, including water, forests, soils, rivers, lakes, harbors, fisheries, wildlife, minerals, and other natural resources.
- ▼ The open-space element details plans and measures for the preservation of open space for natural resources, for the managed production of resources, for outdoor recreation, and for public health and safety.
- ▼ The noise element examines noise sources yielding information to be used in setting land use policies for compatible uses and for developing and enforcing a local noise ordinance.
- ▼ The safety element establishes standards and plans for the protection of the community from fires, seismic and geologic hazards. This element used to be the separate "safety," and "seismic safety" elements.

⁹The housing element is administered by the State's Department of Housing and Community Development [HCD]. It is the only element of a local General Plan that is required by law to be certified by a State agency.

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The requirements of each element sometimes overlap. Therefore, elements of the General Plan may be combined at the discretion of the county or city.

2.3 OPTIONAL ELEMENTS.

Beyond the seven elements required by state law, local governments may choose to consider additional elements dealing with locally relevant issues. The Calaveras County General Plan incorporates the following optional elements:

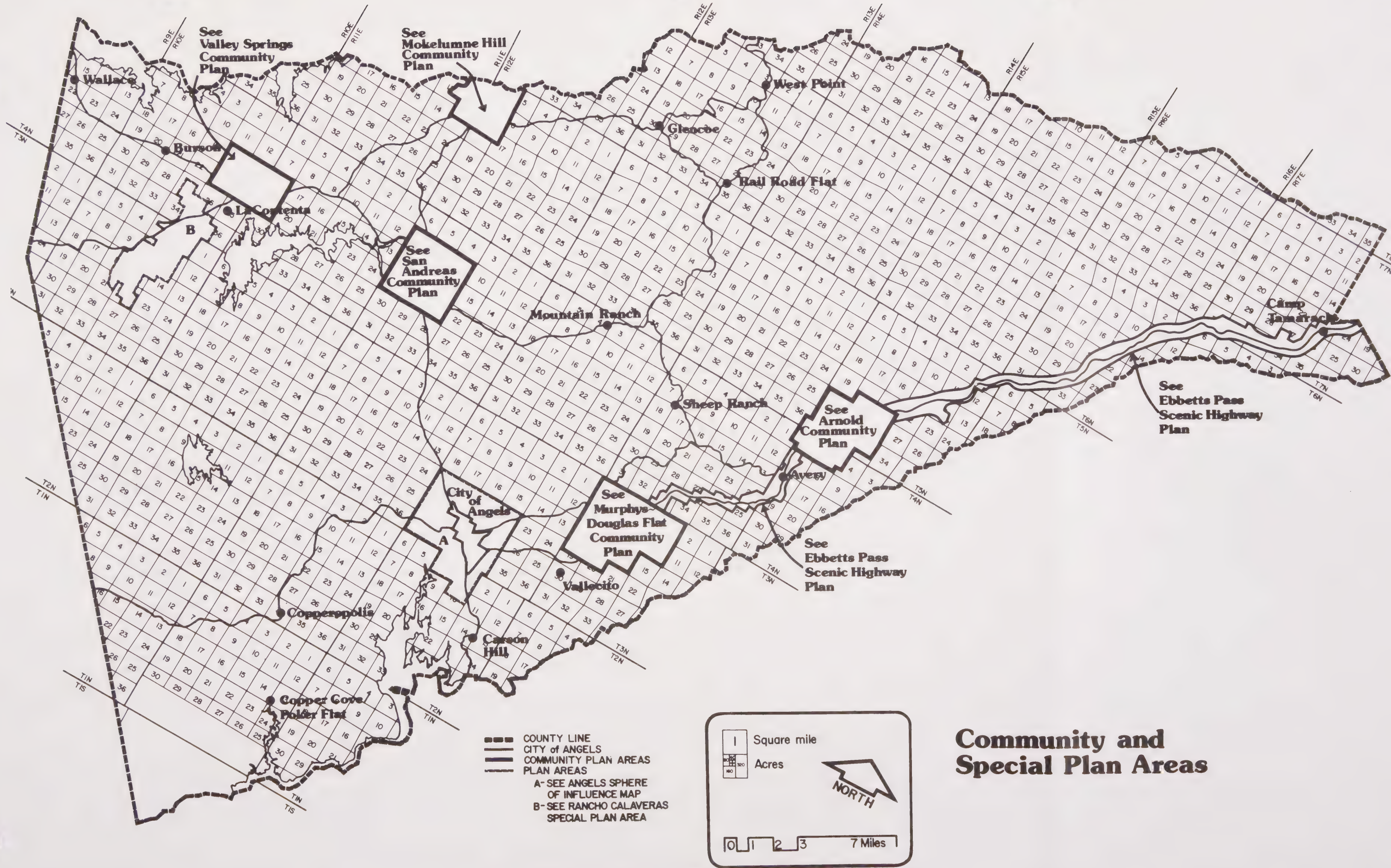
- ▼ The scenic highway element, which is now optional, prescribes establishment, and protection of scenic highway corridors.
- ▼ A public facilities and services element, which identifies public services that are integral parts of the County's long range development. This includes the energy system and the school system, as well as water and waste disposal systems. The waste disposal element must be consistent with the County's Solid Waste Management Plan, another State-mandated planning document.

2.4 COMMUNITY PLANS AND SPECIAL PLANS

(Refer to Map)

A city or county may develop plans for community or special areas. In essence, these plans are extensions of the General Plan and must meet the requirements and intent of the overall general plan itself. Community plans and special plans, in that they focus upon smaller geographic areas, do allow a means to deal more directly with local issues than would the County-wide general plan. Individuals or groups desiring to have a community or special plan can solicit the Board of Supervisors for such action.

The County of Calaveras has developed community plans for many of the major towns in the County. In these areas are found the majority of the County's population, small lots, industrial, commercial and multiple family development. In essence, these community plans are extensions of the Community Development Element of this General Plan.



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The County of Calaveras has either adopted or is in the process of preparing and adopting the following community and special plans¹⁰:

Arnold Community Plan	Adopted 1980
San Andreas Community Plan	Adopted 1981
Mokelumne Hill Community Plan	Adopted 1983
Airport Special Plan	In preparation
Murphys-Douglas Flat Community Plan	Adopted 1984
Valley Springs Community Plan	Adopted 1975
Rancho Calaveras Special Plan	Adopted 1984
Ebbetts Pass Highway Special Plan	Adopted 1986

In addition to these County plans, the City of Angels has its own General Plan.

A brief summary of the adopted plans follow:

♦ Arnold Community Plan.

This community plan covers an area of approximately ten square miles surrounding the Arnold community which is located along State Highway 4 in the Ebbetts Pass area. The plan was developed with the assistance of an eleven member Citizens' Advisory Committee. The primary focus of the plan is to encourage future development to occur upon vacant land inside the Arnold community, thereby, preserving as much as possible the surrounding lands containing natural resources.

♦ City of Angels General Plan.

The incorporated City of Angels, commonly called "Angels Camp" covers an area of approximately 2.5 square miles in south central Calaveras County. Angels is the main junction between Highways 4 and 49. The City's General Plan incorporates a "sphere of influence" of approximately 14.5 square miles which ultimately could become part of the incorporated city. In 1982, the City adopted its own General Plan. In 1984, the County adopted the land use policies of the City's General Plan concerning the sphere of influence making both the City's map and policies part of the County's General Plan. The primary focus of the City's General Plan for these lands is to maintain and reinforce the City's position as the major commercial center in the County.

¹⁰Arnold, Mokelumne Hill, Murphys-Douglas Flat, and San Andreas Community Plans received major revisions with the repeal of design review policies in 1986. The Ebbetts Pass Scenic Highway Special Plan was repealed and replaced with the Ebbetts Pass Highway Special Plan.

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♦ Ebbetts Pass Highway Special Plan.

The special plan, adopted in December, 1986, establishes land use areas along State Highway 4 from the north edge of the Murphys-Douglas Flat Community Plan area to the Alpine County line.

♦ Mokelumne Hill Community Plan.

The "Mok Hill" Plan balances a conservation of the central historic area with more concentrated commercial development along Highways 26 and 49. The Mokelumne Hill Plan covers an area of approximately nine square miles between the Mokelumne River and the Calaveras River. The Plan area is central to the old Mok Hill townsite and the Highways 26/49 intersection.

♦ Murphys-Douglas Flat Community Plan.

This community plan covers an area of eleven square miles surrounding the townsites of Douglas Flat and Murphys. Murphys is located on Highway 4 midway between Angels Camp and Arnold. Douglas Flat is located on Highway 4 approximately one mile south of Murphys. The Community Plan focuses on land use, development policies, and historic preservation. It identifies circulation issues, including development of new roads.

♦ Rancho Calaveras Special Plan.

The County's first adopted special plan, Rancho Calaveras, was intended to clarify two controversial issues associated with the 3600 parcel subdivision: commercial development near the abandoned freeway route interchanges, and the use of mobile homes as single family residences. The Special Plan's policies completely eliminated commercial sites within the Special Plan area, and permit mobile homes only on parcels of 4.75 acres or larger when the mobile home was manufactured after June, 1976, and is placed on a permanent foundation. The Rancho Calaveras subdivision is located south of Valley Springs along both sides of Highway 26.

♦ San Andreas Community Plan.

This community plan covers an area of nine square miles around the community of San Andreas. San Andreas is located along State Highway 49 and is the County seat of Calaveras. An eleven member Citizen's Advisory Committee assisted in the preparation of the plan. The primary focus of the San Andreas Community Plan is to accommodate, in an orderly manner, a variety of uses such as governmental, commercial, industrial and residential.

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♦ Valley Springs Community Plan.

This community plan covers an area approximately eight square miles surrounding the town of Valley Springs. Valley Springs is located at the junction of State Highways 12 and 26 and is located near three major recreational reservoirs. The primary focus of the Valley Springs Community Plan is to deter sprawl through planned growth and to attract clean industry given its relatively flat land and access to rail facilities.

2.5 ZONING AND SUBDIVISION ORDINANCES.

Once a county has adopted its general plan, local government must implement it. There are numerous implementation measures available to local governments to implement its General Plan. The most common and widely recognized by the general public include zoning and subdivision ordinances.

In its most basic forms, zoning is the division of a county or city into districts. These districts are defined by allowable uses and development standards. The ability to zone is within the legislative authority delegated to cities and counties by the California Constitution.

The process of subdividing land has a significant influence on the development of counties and cities. Subdivision regulations, like zoning, are an exercise of legislative authority. Statewide uniformity in local subdivision procedures are established by the Subdivision Map Act.

In 1971, a State law was passed which required all zoning and subdivision approvals to be consistent with the adopted General Plan of a city or county.

2.6 GENERAL PLAN HISTORY AND LAND USE REGULATION IN CALAVERAS COUNTY.

The first Calaveras County Planning Commission was appointed by the Board of Supervisors in 1946.

The County's first zoning ordinance, Ordinance 250, was adopted in 1961. The ordinance underwent minor revisions throughout the years. In 1978, this original zoning ordinance was repealed and replaced by a new County Zoning Ordinance (Ordinance 945). A major revision to

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Ordinance 945 went into effect in Spring, 1986, and is codified in Title 17 of the Calaveras County Code.

The County's first local subdivision ordinance, Ordinance 251, was adopted at approximately the same time as Ordinance 250. The subdivision ordinance was revised in 1978 with the zoning ordinance resulting in the adoption of Ordinance 946, a new subdivision ordinance. In 1982, the Subdivision Ordinance was rewritten and adopted as Ordinance 1182, the ordinance that (with amendments since 1982) is still in effect, and is codified in Title 16 of the Calaveras County Code.

The first General Plan for Calaveras County was adopted in 1967. A Recreation Element (now rescinded) was adopted in 1969. A major revision to the General Plan was adopted in 1973 and 1974. This version of the General Plan (commonly called "the old Plan") was in effect until 1982, when another major revision to all elements was adopted.

The 1982 version (commonly called "the new General Plan") was the subject of litigation filed in 1982. The Superior Court in and for the County of Calaveras upheld the Plan in 1983. In 1985, the Third District Court of Appeals ruled that the Public Facilities and Services Element/Transportation Section (Circulation) and Community Development Element (Land Use) were inconsistent with each other, and ordered revision to the elements. The 1985 General Plan revision reflected those Court-ordered changes.

In 1986, a number of amendments to the Plan were approved to "fine-tune" certain policies. The 1986 Edition of the General Plan reflects those changes.

The last element of the County's history of major land use regulations is the Road Ordinance. Originally road standards were adopted in Resolution 69-446 in 1969, and these were amended in 1977. The first road ordinance was enacted in 1984 as a part of the subdivision ordinance (Chapters 16.33 and 16.35 of the Calaveras County Code). The road ordinance is proposed for a major revision to be adopted by the Board of Supervisors in 1987.

3.0 GENERAL PLAN ORGANIZATION

Local governments are authorized in Government Code 65301 and 65302 to combine elements of the General Plan under different headings. In order to minimize redundancy and to define the policy areas of the General Plan, this document does combine elements.

The Calaveras County General Plan is organized into six basic sections. Each of these sections "focuses" upon one or more of the State's

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required elements but does not necessarily or exclusively discuss all aspects of the required elements.

The Plan includes the State-required and optional elements in the following manner:

General Plan Organization

State Elements

- | | |
|---|--------------------------------------|
| 1. Natural and Archaeological Resources Element | Conservation
Open Space |
| 2. Community Development Element | Land Use |
| 3. Public Facilities and Services Element | Circulation |
| 4. Safety Element | Safety and
Seismic Safety Element |
| 5. Housing Element | Housing Element |
| 6. Noise Element | Noise Element |
| 7. Public Facilities and Services Element (part II) | Scenic Highway
Element |

Standard divisions:

Within each element of the General Plan, there are standard "section headings" that appear. These are defined as follows:

- ▶ Summary of Major Findings highlights the major findings of the principal supporting technical reports prepared and used in the General Plan revision program. These reports are part of the General Plan document. (An annotated bibliography of these supporting documents can be found in the APPENDIX.)
- ▶ General Plan Recommendations contains the recommendations of the General Plan. It includes: goals; policies; and implementation measures.
 - ▲ Goals are the ultimate purpose of an effort often stated in general and broad terms.
 - ▲ Policies are specific statements guiding action and implying a commitment. Policies are means of achieving goals.

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- ▲ Implementation measures are principal actions, procedures, programs or techniques for attaining goals and carrying out policies.

In addition to the seven basic sections of this General Plan, an appendix is included at the end of the document. The appendix includes:

- ◆ a discussion of the General Plan revision program and public involvement during the process;
- ◆ an annotated bibliography of supporting documents; and
- ◆ definitions of the terms used in this General Plan. Some terms are also defined in the various elements.

4.0 OTHER PLANNING DOCUMENTS

In addition to the General Plan, and its associated Community, Special, and Specific Plans, the County has two other major planning documents. They are the Solid Waste Management Plan (CoSWMP) and the Regional Transportation Plan (RTP). Both of these documents are related to the General Plan. The CoSWMP (adopted 1986), and the RTP (revision in progress at this time) are intended to contain policies that are consistent with the General Plan.

GENERAL POLICIES

II. GENERAL POLICIES

This section deals with general policies that apply to all elements of the General Plan. These policies appear in this section in order to avoid repeating them within each element.

The General Policies section deals with the following five subject areas: county economy; development flexibility; specific planning provisions; streamlining of governmental processes; and community preference.

The overall direction of the Calaveras County General Plan is defined as:

Provide for a balanced plan that effectively meets the needs of the public and is sensitive to environmental, economic, and social conditions.

1.0 COUNTY ECONOMY

The County's economic viability is generated from six primary areas: Tourism and Recreation; Forest Products; Mineral Extraction and processing; Agriculture, other Private Businesses, and Public Sector (Federal, State, County, and local government).

1.1 Summary of Major Findings.

The scenic and recreational aspects of Calaveras County make the tourism and recreation industry the most viable of the County's economy. The Stanislaus National Forest, Big Trees State Park, historic Gold Rush towns, recreational reservoirs, and the generally rural character of the County attracts visitors as well as new residents. Proximity to the Mount Reba Ski area, just across the county line in Alpine County, provides excellent winter sport activities. Increases in taxable sales are just one indication of the strength of this industry.

GENERAL POLICIES

The forested areas of Calaveras County represent a valuable aspect of the area's economy. The timber industry has shown a fairly stable pattern over the long-term of providing local employment and building materials for the country at large.

Mining, the historic backbone of the County's economy, has shown impressive increases in recent years. Asbestos, cement, industrial minerals, sand and gravel, and recently renewed interest in gold mining, continue to make this industry an important segment of the County's economy and also give mining and related manufacturing and processing a great potential for industrial growth within the County.

The production of agricultural products has been a historically stable industry in Calaveras County. Field crops, vineyards, orchards, livestock, and poultry are the categories contributing the most to total gross value of production.

Other private businesses such as construction, personal services, and retail businesses in the County have experienced growth as the County's population and tourism have increased. Increases in taxable sales and sales tax permits are two indications of the growth. There have been significant increases in the number of "entrepreneur" businesses operating from the businessperson's residence since 1980.

The Public Sector is the County's largest employer, accounting for one-third of all jobs. Federal and State government represents the largest percentage of all public sector employment. County government only represents approximately fifteen percent of all public employment in the County. Also, County government employment has stabilized in recent years despite dramatic increases in the County's population. Concentration of public sector employment, however, does not sufficiently contribute to a well-rounded economy which can only be realized from basic industry and material production.

Despite the diversity which exists in the County's economy, the overall unemployment in the area still remains well above the state average. Unemployment follows a typical seasonal pattern with higher rates in the winter and early spring and decreasing rates in the summer and early fall.

Unemployment in Calaveras County indicates to a large extent the need for increased economic activity in the area. The attraction of new industries and businesses to Calaveras County is essential in face of the County's projected growth in population over the next twenty years.

GENERAL POLICIES

1.2 General Plan Recommendations.

- 1-Goal: Improve the economy of Calaveras County.
- 1a-Policy: Encourage job generating commercial and industrial developments.
- 1b-Implementation Measure: Streamline and institute cooperative governmental procedures for job generating developments and the ability to broaden the tax base.
- 1c-Policy: Encourage projects that aid the travel and tourism industry.
- 1d-Implementation Measure: Investigate the use of a portion of the hotel/motel tax to promote tourism.
- 1e-Policy: The County shall work cooperatively with the Chamber of Commerce and similar business and industry representatives to consider methods to encourage commercial and industrial development.
- 1f-Implementation Measure: The Board of Supervisors and representatives of business and industry shall meet together periodically to discuss common concerns.

2.0 DEVELOPMENT FLEXIBILITY

Flexibility in the design and providing public facilities and services to development in the County is an essential ingredient to many developers. Such flexibility often provides a much better project design than could be created by conforming to rigid development standards.

2.1 Summary of Major Findings.

Two principal areas of development flexibility include provisions for public facilities and services and the clustering of dwelling units.

Future land developments may sometimes be delayed or even stopped because public facilities and services are not available at essential or acceptable levels. In these situations, many jurisdictions allow the developer to provide or contribute to the improvement of public facilities and services so that the development can proceed.

GENERAL POLICIES

The second area of development flexibility deals with "clustering." This is sometimes called "density transfer." Clustering is a means by which lots or dwelling units are grouped in close proximity to each other rather than spread evenly throughout a parcel as in conventional subdivision. Under the provisions of clustering, the project density (number of lots) permitted remains the same as in a conventional subdivision but portions of the site are retained in open space.

Clustering is particularly appropriate in areas containing steep slopes, wildlife habitats, timberlands, agricultural lands, or mineral lands, thereby leaving these areas largely in natural open space. Clustering can also be used as a form of buffer where the open space portion of residential development is permitted next to potentially incompatible uses such as feed lots and mining activities.

The cluster approach is noted for the savings it can generate due to reduced public facilities and service costs and other economies of development. Also, clustering permits provision of a level of common recreation and open space that may be impossible in a conventional single family residential subdivision.

2.2 General Plan Recommendations.

- 2-Goal: Allow flexibility in providing for public facilities and services to serve future subdivisions and developments.
- 2a-Policy: If public facilities and services, such as, and not limited to water, waste disposal, roadways, and/or fire protection are not available at the required levels, the developer may build these facilities to specified standards or contribute proportional funds to build and service these facilities.
- 2b-Implementation Measure: Actively and cooperatively work with all special districts and agencies in the County plus appropriate state and federal agencies to determine the availability and capacity of public facilities and services to serve future subdivisions and developments and the need to improve these facilities and services to required levels.
- 2c-Implementation Measure: Strive to assure that all financial contributions toward the building of public facilities and services cover the cost of such improvements at the actual time of construction.
- 3-Goal: Allow developers of property flexibility in the site design of future single family residential developments.

GENERAL POLICIES

3a-Policy: Permit the clustering of allowable single family lots in Natural Resource lands and Community Development lands without increasing the overall density permitted by conventional subdivision means.

3b-Implementation Measure: Utilize the "Planned Development Combining Zone" of the County's Zoning Ordinance.

3.0 SPECIFIC PLANNING PROVISIONS

There are three principal subject areas regarding the project application processes and the General Plan. They are:

- ♦ the process for making amendments to the General Plan;
- ♦ the effect upon existing parcels, uses, and zoning by adoption of a major General Plan revision or amendment; and
- ♦ the process for determining minimum parcel sizes when one or more provisions of the General Plan applies to a particular piece of land.

3.1 Summary of Major Findings.

▲ General Plan Amendments

As previously described, State law allows local governments to amend their general plans four times in one calendar year.

General Plans must reflect changes in community values and local conditions. Therefore, it is necessary to regularly monitor, review, and amend the General Plan.

In order to assure that General Plan amendments are made in concert within the provisions of State law, it is desirable to establish procedures for acting upon applications for General Plan Amendments.

▲ Savings Clause

In some cases, the recommendations of the General Plan may be contrary to what currently exists in the County. Land may be in a current use or zoning classification differing from that designated in the General

GENERAL POLICIES

Plan. It is impossible to avoid such conflicts when a General Plan is revised. Therefore, these situations are often referred to as "legally existing non-conforming" uses, sometimes called "grandfathered" uses. The current Calaveras County Zoning Ordinance addresses non-conformance as follows:

17.06.1320 Nonconforming building or use. A. "**Nonconforming building**" means a structure that does not conform to present regulations.

B. "**Nonconforming use**" means a land use which does not conform to present regulations.

C. "**Legally existing**" means a use that predates present regulations, but was legally constructed or established at the time the use or construction first commenced.¹

Non-conformance may also apply in terms of parcel size. For example, smaller parcels of land may exist than what is called for in the General Plan. These parcels may have been legally created under the provisions of the Subdivision Map Act or a prior law or ordinance regulating the division of land or may not be subject to those provisions at the time of the parcel's creation.

▲ Determining Maximum Densities

Provisions in the General Plan may in some instances place two or more requirements with differing specifications upon a parcel of land. In order to preserve the internal consistency requirements of the General Plan, the most restrictive (lesser density or largest minimum parcel size) requirements must apply. While it may be confusing, General Plans are written utilizing "density" in place of "minimum parcel size." The smaller **density** results in a larger minimum parcel **size**.

For example, a parcel of land may be designated as a Wildlife Habitat with 40 acre density and also be in a 20 acre density timber area. If the 40 acre density was established for the purpose of protecting the wildlife habitat, it would be inconsistent to allow smaller parcels. Therefore, the smaller density (which is also the largest minimum parcel size) in this example would apply to the property in the example.

In another example, the hypothetical parcel of land may be designated as Community Development Land-Future Single Family Residential with a General Plan density of five acres when served by publicly-maintained roads with a level of service of A, B, C, or Adequate. For this example, it is assumed that the publicly-maintained road providing access to the hypothetical parcel has a service level of D, E, F, or Inadequate. See §1.0 of the Public Facilities and Services Element Part I

¹Title 17, Calaveras County Code, the Zoning Code.

GENERAL POLICIES

(Roads). In this situation, the density that applies to that parcel is one dwelling per forty acres, rather than the one dwelling per five acres.

3.2 General Plan Recommendations.

4-Goal Strive to assure that the General Plan reflects changing community values, needs, and conditions.

4a-Policy: Periodically review and update the General Plan to assure consistency with changing conditions in the County.

4b-Implementation Measure: Utilize the General Plan amendment process for periodically updating the General Plan.

5-Goal: Assure General Plan amendments are made in compliance with the provisions of State law.

5a-Policy: Adhere to the following when acting upon individual requests for General Plan amendments:

- ♦ Persons applying for amendments based upon the contention that General Plan data are inaccurate must provide professional written documentation that the subject property has (or has not) those characteristics identified in the General Plan.
- ♦ Minor amendments may be made by the Planning Department when errors are found in General Plan mapping.
- ♦ Boundaries of Community Centers, Residential Centers, or the prime Industrial Corridor must be contiguous to existing boundaries when amended.
- ♦ Amendments creating new Community Centers, Residential Centers, or Industrial Corridors should be considered when there is a consensus of public interest for such amendments.

5b-Implementation Measure: Approve General Plan amendments that comply with this policy.

6-Goal: Assure that all existing legally established parcels and uses remain legal lots and uses.

6a-Policy: Notwithstanding the land uses and densities prescribed by this General Plan or any ordinances enacted pursuant thereto, including any zoning ordinances or their

GENERAL POLICIES

amendments, any parcel or unit of land which has been previously created under the provisions of the Subdivision Map Act or any prior law regulating the division of land or a local ordinance enacted pursuant thereto or was not subject to those provisions at the time of its creation, including any parcel or unit of land at the time legally created by deed or record of survey, shall not:

- ♦ be deemed to be an illegal parcel or unit of land for the provisions of §66499.30 of Government Code or be denied the issuance of a certificate of compliance or a conditional certificate of compliance;
- ♦ be deemed merged with any other contiguous parcel(s) or unit(s) of land whether or not said other parcel(s) or unit(s) of land is(are) held by the same owner.
- ♦ be denied the issuance of any permit or approval to develop the real property with a single-family residential structure, unless a specific written finding by the local agency is made that development of the affected parcel or unit of land would constitute a hazard to the public health or the public safety;
- ♦ have any prior existing lawfully established land user(s) on said parcel or unit of land terminated whether said land use(s) is(are) now either conforming or non-conforming. If said land use(s) is(are) now non-conforming, it(they) is(are) hereby deemed to be legally non-conforming.

6b-Implementation Measure: Amend the County's Subdivision and Zoning Ordinances to reflect these policies.

6c-Implementation Measure: Apply the provisions of the County's Zoning Ordinance as they relate to legally existing non-conforming parcels and uses.

6d-Implementation Measure: Any parcel of land, or land use, not established in conformance with the General Plan, zoning or subdivision regulations in effect at the time the use or parcel was first established shall be deemed an illegal nonconforming land use or parcel, and no permits or ability to continue to use, develop, or expand the parcel or use shall be permitted.

7-Goal: Apply the various provisions of the General Plan upon a uniform basis.

GENERAL POLICIES

7a-Policy: When lands come under more than one provision of the General Plan, the largest minimum parcel size shall apply.

7b-Implementation Measure: When reviewing projects as to their consistency with the General Plan, assure they conform to all applicable provisions.

4.0 STREAMLINING OF GOVERNMENTAL PROCESSES

State law requires local governments to protect the public's health, safety, and welfare through the administration of various regulatory and permit processes. These include zoning regulations, subdivision regulations, environmental health regulations and building codes.

4.1 Summary of Major Findings.

Local government's regulatory and permit processes sometimes become cumbersome to developers, builders, and property owners. Additionally, the regulations may deter future business and industries from locating in a particular city or county. These processes can, in part, if they are streamlined, encourage development to locate in an area.

Currently, development processes in Calaveras County can require up to four separate permits. These are planning and zoning permits, road encroachment permits, sewage disposal permits, and building permits. Each of these various types of permits are administered by four separate county government departments (Planning, Public Works, Environmental Health, and Building respectively). Some communities have incorporated a one-stop permit into their development processes.

4.2 General Plan Recommendations.

8-Goal: Streamline County government regulatory and permit processes.

8a-Policy: Develop a "checklist" for prospective developers which quickly outlines the various requirements which they will need to meet to develop subject properties.

GENERAL POLICIES

- 8b-Policy: Develop a booklet explaining the County's development process, time-frames, and similar information that will be helpful to property owners, builders, and developers.
- 8c-Policy: Institute, as feasible, a "one-stop" permit process.
- 8d-Implementation Measure: Incorporate these policies into the County's Planning Department, Public Works Department, Environmental Health Department, and Building Department procedures.

5.0 COMMUNITY PREFERENCE

Calaveras County is comprised of a diversity of communities, each, in many respects, having localized values.

5.1 Summary of Major Findings.

Calaveras County is diverse in climate, topography, and economy. Additionally, the County's more than 30,000 population is distributed throughout its some 1,100 square miles. These factors largely contribute to the County being comprised of communities with differing values and needs.

One of the major issues, as it relates to general plan policy, is the overall character of the community. Through the community plan process (as described in the previous section of this report, and §1.0 of the Community Development Element) individual needs and issues can be more adequately addressed than can be addressed in the General Plan.

5.2 General Plan Recommendations.

- 9-Goal: Strive to develop land use plans that respect local preference.
- 9a-Policy: Develop Community, Special, and Community Center plans as requested.
- 9b-Implementation Measure: As petitioned or requested by local residents and/or property owners, appoint committees to work with County staff to develop Community, Special and Specific and Community Center plans, as budgeting and staff levels permit.

III. NATURAL AND ARCHAEOLOGICAL RESOURCES ELEMENT

The **Natural and Archaeological Resources Element** deals with lands and waters in the County which contain archaeological resources, support unique life forms, contain or have the potential of producing natural resources, and/or provide exceptional recreational environments. The Natural and Archaeological Resources Element is divided into four sections: archaeological areas; natural areas; recreational areas; and resource production lands (agriculture and timber, and mineral resources).

Resource lands and waters in the County are often multi-purpose in nature. They are capable of supporting various uses rather than just a single use. For example, some wildlife habitats are also capable of supporting timber harvesting and grazing uses under proper management techniques. Likewise, water resources in the County support fisheries, recreation, and other uses. Additionally, a minimum of one dwelling unit is allowable upon every legal lot of natural resource land. A significant portion of resource lands and waters in the County are under public ownership. Approximately twenty-five percent of the County's land area is controlled by the public sector. (Refer to land Ownership Map)

ARCHAEOLOGICAL RESOURCES

1.0 ARCHAEOLOGICAL RESOURCES

(Refer to Archaeological Sensitivity Map)

Archaeology is the scientific study of material remains of past human life and activities.

1.1 Summary of Major Findings.

The immediate goal of archaeological study is to reconstruct the life-ways of extinct cultures and to understand the ways they changed through time. This can only be accomplished if archaeological sites are undisturbed prior to recording and reconstruction of the prehistoric inhabitant's activities.

The Miwok and Washo settled many parts of Calaveras County. The eastern, high elevation pine forests of the County were utilized in late summer by the Washo primarily for hunting. The Miwok utilized the lower elevation of the County. Their activities were strongly oriented toward the rivers and streams within the County.

Calaveras County is categorized into three levels of archaeological sensitivity. The sensitivity zones show anticipated site density or, in other words, the probability of finding significant archaeological sites. The courses of streams and major tributaries were considered **high sensitivity zones** since these areas should contain a great many sites and have a much higher probability of large villages having had long term occupations.

Moderate sensitivity zones are tributary streams, springs, and small valleys which were probably used only occasionally and, therefore, the occurrence of major population centers is unlikely.

Low sensitivity is given to the remaining areas of the County. Although sites will occur here, they will be comparatively rare and significant sites would be most unlikely.

The archaeological sensitivity map serves as a guide in determining which future subdivisions and development projects may be expected to impact cultural resources. Such potential impacts could be mitigated through development of an "archaeological resource assessment". Such an assessment, done early in the project's conception, could allow the project to be so designed as to preserve significant on-site archaeological resources or allow recovery of significant archaeological resources.

ARCHAEOLOGICAL RESOURCES

1.2 General Plan Recommendations.

- 10-Goal: Preserve significant archaeological sites and/or significant archaeological artifacts in the County.
- 10a-Policy: Require an "archaeological resource assessment" be conducted prior to taking action on future subdivisions which are located within high and moderate areas of archaeological sensitivity.
- 10b-Implementation Measure: Establish procedures and guidelines for on-site archaeological assessments and measures to preserve significant archaeological resources.

2.0 NATURAL AREAS

The land and waters of Calaveras County support a variety of natural areas are described in three groups: wildlife habitats; botanical areas; and fisheries.

2.1 Significant Wildlife Habitats.

(Refer to map of significant Wildlife Habitats)

Wildlife habitats are places or sites where animals naturally or normally live. Calaveras County supports a variety of habitat for wildlife. Some of these habitats are considered more "significant" than others due to the wildlife species itself and/or because their habitats are endangered.

2.11 Summary of Major Findings.

There are four significant wildlife habitats in the County. These habitats support bald eagles, golden eagles, herons, and a migrating deer herd.

♦ **Bald Eagles.** Bald eagles are not known to generally nest in the central or southern Sierra Nevada. But because of the numerous reservoirs in the County, bald eagles do nest here during wintering periods.

NATURAL AREAS

Bald eagles are classified as an endangered species by the U.S. Fish and Wildlife Service and by the California Department of Fish and Game. Intensive use of the bald eagle wintering areas by man is considered to be potentially disturbing to the habitat. Intensive agricultural use and land development are considered to be incompatible uses to the bald eagle habitat. Grazing is considered to be a compatible land use if activities such as extensive clearing of natural vegetation are not undertaken as part of grazing management activities.

♦ **Golden Eagles.** Golden Eagles normally nest in areas which allow for a substantial view of the surrounding country-side. Only one nesting area has been identified in the County. However, nesting activity is likely to be more widespread, including areas along the Table Mountains in the southern part of the County. The Golden Eagle is a fully protected species in California. Because of the Golden Eagles' preference for relatively undisturbed habitats, only agriculture and grazing uses are compatible activities by man.

♦ **Great Blue Herons.** Two great blue heron rookeries have been identified in Calaveras County. One is located at Salt Springs Valley Reservoir and the other at Indian Creek near the Calaveras/San Joaquin county line. The great blue heron is listed on the National Audubon Society's list of declining or vulnerable species. Because of the heron's relatively high sensitivity to disturbances, only grazing is considered to be a compatible land use.

♦ **Deer.** There are basically two types of deer that habituate Calaveras County. One type lives in the County year-round, has wide-spread habitats, and is more adaptable to man's use of the land. The other type is migratory deer and is known as the Rail Road Flat deer herd (although its habitat covers a much larger area than the actual community of Rail Road Flat). This deer herd migrates from its winter range in central Calaveras County to its summer range in Alpine County. Associated with this annual migration are distinct habitats. Those located in Calaveras County include the winter range, migration routes, holding areas, and fawning areas. Most of these distinct habitats of the Railroad Flat deer herd are found in the higher elevations of the County in either U.S. Forest Service lands or timber producing lands.

NATURAL AREAS

TABLE III - 1
WILDLIFE HABITAT OWNERSHIP

1981 Ownership of Significant Wildlife Habitats
in Calaveras County¹

Habitat	Percent Ownership		Total Acreage
	Private	Public	
Bald Eagles	33%	67%	3,680
Golden Eagles	100%	0%	440
Blue Heron	100%	0%	40
Railroad Flat			
Deer Herd			
Winter Range	84%	16%	45,920
Migration Routes	63%	37%	26,280
Holding Areas	28%	72%	7,280
Fawning Areas	17%	83%	5,800

¹Source: Calaveras County Planning Department, 1982

NATURAL AREAS

The only exception to this is the winter range, which is primarily in private ownership. Since the early 1960's, this deer herd has suffered a significant decline in population, estimated to be approximately fifty percent between the 1960's and 1970's. While the causes for these declines are complex and interrelated, the loss and lowered quality of the winter range is considered to be a major contributing factor.

Because of the large population decline in the Rail Road Flat deer herd, only grazing and timber harvesting are considered as compatible land uses. In certain cases these uses can actually increase the quality of the habitats if overgrazing or the removal of large stands of forest are minimized.

The deer's wintering range is near the towns of West Point, Railroad Flat, and Sheep Ranch, which limits the growth of these communities easterly if the wintering range is preserved. Therefore, the County further defines the Rail Road Flat deer wintering range by protected and unprotected areas. The unprotected areas are those portions of the habitat along Highway 4 and a wide zone east of the road between Sheep Ranch and West Point.

♦ **Community Values.** There is generally a high degree of importance placed upon preserving all wildlife habitats in the County, as indicated by public input. However, public input favored wildlife lands to be properly managed by the private sector rather than by the public sector.

2.12 General Plan Recommendations.

11-Goal: Preserve significant wildlife habitats.

11a-Policy: Require lands located within significant protected wildlife habitats (except those within Community Centers, Residential Centers, and areas with adopted Community or Special Plans) to remain in such use by the establishment of a maximum density of one dwelling unit per 40 acres of land area.

11b-Implementation Measure: Amend the Environmental Protection Zone of the County's Zoning Code to incorporate standards for development within the significant protected wildlife habitats.

NATURAL AREAS

12-Goal: Enhance the County's significant protected wildlife habitats:

- ♦ Grazing
- ♦ Agriculture
- ♦ Timber
- ♦ Low Impact Recreationally-oriented Commercial meeting the policies of Chapter 7.0 of the Community Development Element and the policies of Chapter 3.0 of this element.

12b-Implementation Measure: Actively solicit assistance from Federal and State agencies, and non-profit organizations with expertise in wildlife management to cooperatively work with public and private property owners located in wildlife habitat areas in the appropriate management of their lands.

12c-Implementation Measure: Encourage protective easements with private property owners located in wildlife habitat areas. These easements would be in concert with the provisions and intent of the Open-Space Easement Act of 1974.²

2.2 Significant Botanical Areas

(Refer to Significant Botanical Areas Map)

Botanical areas are places or sites where specific plant types naturally or normally grow. Calaveras County supports a variety of botanical areas. Some of these areas are considered more "significant" than others due to the plant species itself and/or because they are endangered.

²The Open Space Easement Act of 1974 enables any county or city which has adopted an open space plan to accept or approve a grant of an open space easement on privately owned lands within their jurisdiction. The land should be essentially unimproved and predominantly retain its natural state. Lands eligible for open space easements include wildlife preserves, watersheds, lands of scenic value, and other valuable unimproved lands. Lands under an open space easement receive preferential tax treatment.

NATURAL AREAS

2.21 Summary of Major Findings.

There are primarily two botanical areas of significance in the County. They contain natural areas and riparian vegetation.

♦ **Natural Areas.** Two significant natural areas are found within the County. They are the Calaveras Big Trees State Park, and the University of the Pacific Research Area. Both these areas are currently protected and managed for their unique resources.

The Calaveras Big Trees State Park is well known for its two groves of giant Sequoias. The tallest is over 300 feet and some of the older trees may be 3,000 years old.

The University of Pacific research area is a 40 acre parcel which is operated as a research natural area by the University of the Pacific. It consists of both foothill woodland and yellow pine forest communities and includes a permanent creek. It is managed by UOP for the retention and restoration of the natural plant communities.

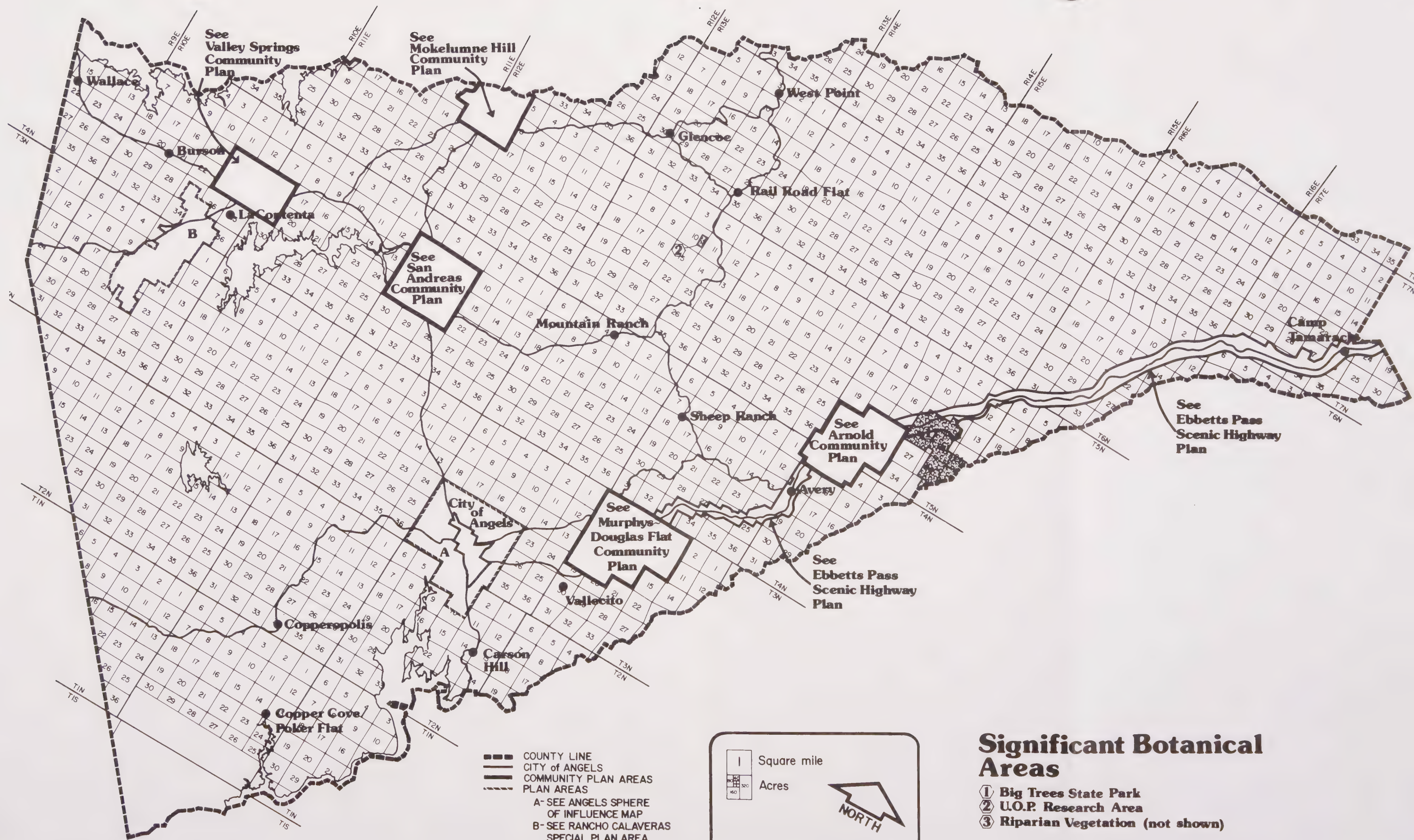
♦ **Riparian Vegetation.** Riparian vegetation occurs along stream courses and is comprised of a mixture of trees, shrubs, and herbs. It is also very productive area for foraging and nesting for many species of wildlife. Because of its restrictive occurrence and limited abundance, the U.S. Fish and Wildlife Service and the California Department of Fish and Game give it a high priority for protection.

♦ **Community Values.** There is generally a moderate degree of importance placed upon preserving all significant botanical areas in the County as indicated by public input. Also, public input favored private sector management of these areas versus management by the public sector.

2.22 General Plan Recommendations.

13-Goal: Protect lands in the County that support significant botanical areas.

13a-Policy: Require lands located within significant botanical areas (except those within Community Centers, Residential Centers, and areas with adopted Community or Special Plans) to remain in such use by the establishment of a maximum density of one dwelling unit per 40 acres of land area.



CALAVERAS COUNTY GENERAL PLAN REVISION 1985

NATURAL AREAS

13b-Implementation Measure: Amend the Environmental Protection Zone of the County's zoning ordinance to include provisions for the protection of significant botanical areas.

13c-Implementation Measure: Encourage Federal and State agencies, and non-profit organizations with expertise in botanical management to assist private property owners located in botanical areas in the appropriate management of their lands.

13d-Implementation Measure: Encourage protective easements with private property owners located in botanical areas. These easements would be in concert with the provisions of the Open-Space Easement Act of 1974.

2.3 Fisheries

Fisheries are those waters in the County which support fish habitats.

2.31 Summary of Major Findings.

Fisheries are abundant in the streams, rivers, and lakes within Calaveras County. A major source of fish habitat destruction is excessive sediment build-up. Grading as a result of building and road construction, particularly on steep slopes, is often a major source of erosion and sediment input to adjacent streams. Such impacts can be mitigated with proper erosion control measures.

2.32 General Plan Recommendation.

14-Goal: Assure that future land development in the County does not contribute to substantial sedimentation in adjacent streams, rivers, and lakes.

14a-Policy: Require future land development to prepare grading and drainage plans as appropriate.

14b-Implementation Measure: Develop a County grading ordinance.

14c-Implementation Measure: Investigate utilizing the services of the Soil Conservation Service.

NATURAL AREAS

- 15-Goal: Protect and preserve riparian vegetation along streams and rivers in the County.
- 15a-Policy: Require that the 100 year flood plain be shown on all plot plans and subdivision maps that are or may be subject to inundation.
- 15b-Implementation Measure: Amend the Environmental Protection Zone of the County's zoning ordinance and subdivision ordinance to include provisions for the protection of riparian vegetation.
- 16-Goal: Minimize erosion and resulting sediment input into the County's streams and rivers as a result of grading.
- 16a-Policy: Require erosion control measures for all grading and earth-moving activities which may contribute to significant sedimentation in streams.
- 16b-Implementation Measure: Develop a County grading ordinance which considers at least the following:
- ♦ Heavy equipment operation within stream channels;
 - ♦ Sediment detention basins at the lower elevation of construction sites;
 - ♦ Erosion control contingency plan addressing erosion prevention should the construction period overlap into the rainy season;
 - ♦ The installation of sediment traps at the point of storm drain discharge into waterways.

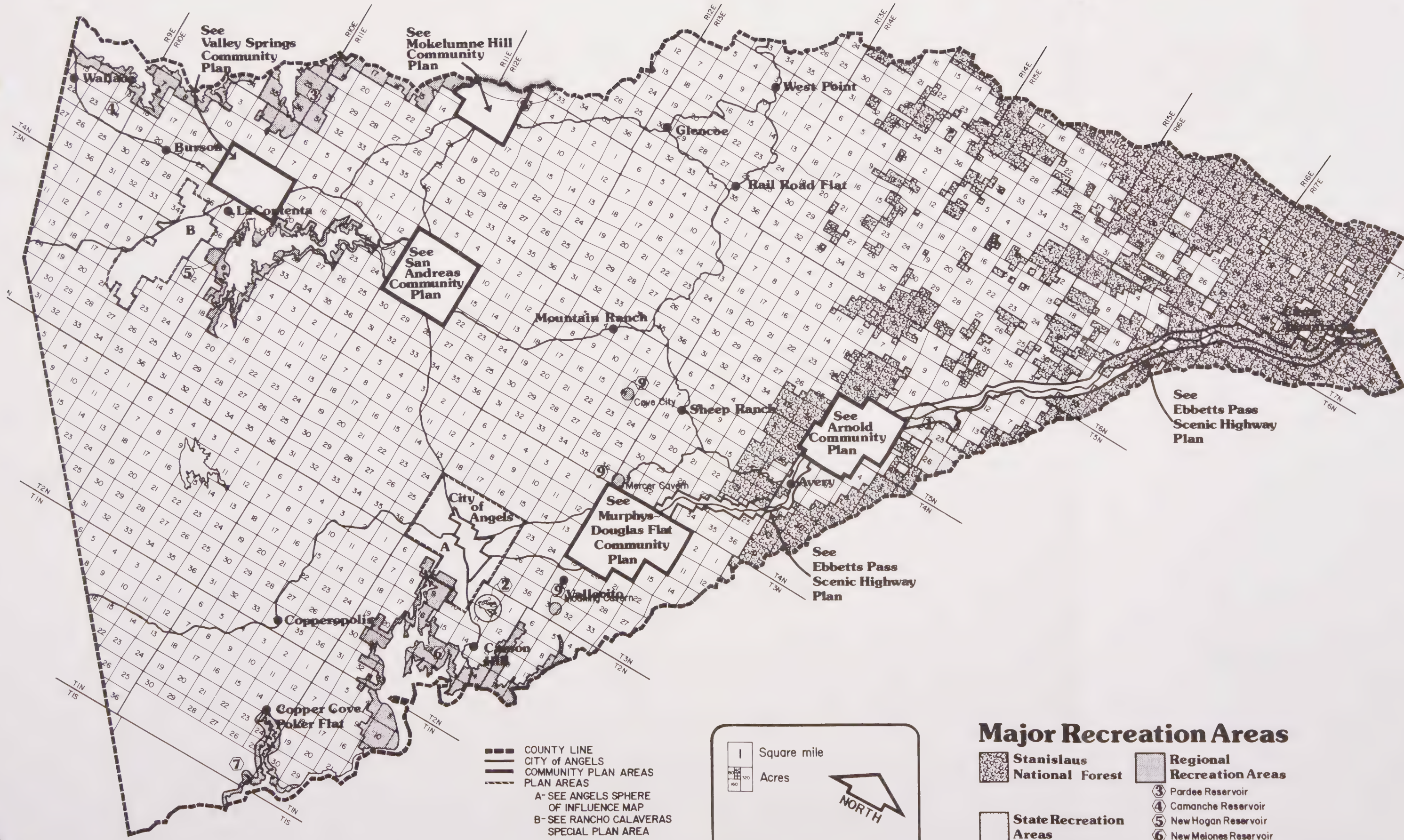
3.0 RECREATIONAL AREAS

(Refer to map of Recreational Areas)

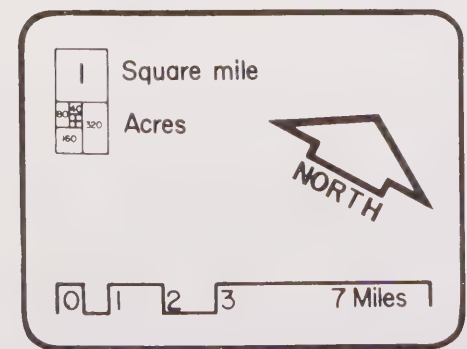
Also refer to Community Development Element, Chapter 7.0

Numerous recreational areas exist within Calaveras County. These recreational areas are described in four major groups: national, state, regional, and local. The recreational resources of the County provide substantial benefit to the economy of the area.

The following discussion focuses on organized or controlled recreation. There are many informal activities, within or outside of the areas mentioned, which are implicit or assumed. For these, such as hiking, sightseeing, picnicking and pleasure driving, the landscape of virtually the whole County can be the recreational resource used.



--- COUNTY LINE
 --- CITY OF ANGELS
 --- COMMUNITY PLAN AREAS
 --- PLAN AREAS
 A- SEE ANGELS SPHERE OF INFLUENCE MAP
 B- SEE RANCHO CALAVERAS SPECIAL PLAN AREA



Major Recreation Areas

- | | |
|--|--|
| <p> Stanislaus National Forest</p> <p> State Recreation Areas</p> <p>① Big Trees State Park</p> <p>② Frogtown Fair Grounds</p> | <p> Regional Recreation Areas</p> <p>③ Pardee Reservoir</p> <p>④ Camanche Reservoir</p> <p>⑤ New Hogan Reservoir</p> <p>⑥ New Melones Reservoir</p> <p>⑦ Lake Tulloch</p> <p>⑧ White Water River</p> <p>⑨ Major Caves</p> |
|--|--|

Local Recreation Areas (not shown)

AMENDMENTS
 1985 General Plan Revision 9/30/85

RECREATION AREAS

3.1 National and State Recreational Areas.

National, State, and regional recreational areas are areas that are managed for recreation purposes but may also be used for other purposes.

3.11 Summary of Major Findings.

♦ **National Recreational Areas.** Thirteen percent of the land area of Calaveras County is in the Stanislaus National Forest and under the administration of the U.S. Forest Service. The national forest serves multiple purposes and is being increasingly used and managed for recreation. The completion of State Highway 4 through the forest has opened the Sierra Crest for recreational activities. The national forest not only serves as a tremendously large backyard recreational resource for residents of the County, but also attracts visitors from all of California as well as other states.

Under the direction of the National Forest Management Act of 1976, a land and resources management plan is currently being prepared for all national forests. The plan covering the Stanislaus National Forest was completed in 1985.

Six percent of the land area of Calaveras County is under the administration of the U.S. Department of Interior's Bureau of Land Management (BLM). As the national forest, BLM lands serve multiple purposes including that of recreation. In the County, BLM lands are essentially undeveloped with little if any provision of recreation facilities.

BLM has scattered land holdings throughout the County. Many of these are in small parcels of 40 acres or less and, therefore, are difficult to manage. These lands are likely to be eventually disposed of by BLM. Since 1984, the Bureau of Land Management has been offering a number of the smaller (under forty acres) parcels for sale to adjoining property owners where the government land is isolated from other BLM holdings.

♦ **State Recreational Areas.** State recreation areas are areas that are managed by the State of California for recreation purposes.

In 1852, the giant redwood groves were discovered and visitors came to Calaveras for the first time to view the majestic trees. Today, the Calaveras Big Trees State Park is a major attraction to visitors. The

RECREATION AREAS

TABLE III - 2
RECREATION ACREAGE

County of Calaveras, 1981 ^{3,4}

Recreation area	Acreage	Percent of Total County Acreage
Stanislaus National Forest	85,000	13%
Bureau of Land Management (BLM)	39,500	6%
State Parks	5,500	1%
Reservoirs	35,000	5%
Total	165,000 acres	25%

³Source: Calaveras County Planning Department, 1982

⁴These are not solely used for recreation but often have multi-purposes.

RECREATION AREAS

Park contains 5,436 acres and includes the two redwood groves and numerous recreational facilities.

Frogtown, the site of the annual Calaveras County Fair, is owned by the State of California. The fairgrounds are located on approximately a sixty-eight acre site, one and one-half miles south of Angels Camp. Numerous other public activities are scheduled at the site during the year.

The State is also in the process of purchasing approximately thirty acres adjacent to the Mokelumne River east of the Highway 49 bridge. This area serves as a white water recreation area.

♦ **Regional Recreational Areas.** Regional recreation areas are recreation areas which principally serve local and regional populations. These areas provide a water-oriented recreational resource which is used by both residents of the County and visitors to the County. There are three principal categories of recreational areas in the County of regional interest. One category includes the five major reservoirs: Camanche Reservoir, Pardee Reservoir, New Hogan Reservoir, Lake Tulloch, and New Melones. The second category of recreation area focuses upon the rivers and includes white water rafting areas on the Mokelumne River. The third category is publicly accessible caves.

► Camanche and Pardee Reservoirs

Camanche and Pardee Reservoirs are owned by the East Bay Municipal Utility District. Pardee Reservoir is subject to strict water quality standards because the water is a domestic drinking-water supply. Therefore, recreational use of the water is restricted. The proximity of other major recreational reservoirs, where water use is not restricted, causes a less intensive use of Pardee. However, the 2,200 acre recreation area does provide minimal facilities such as fishing, camping, and picnicking. Camanche Reservoir is more of a resort-type reservoir with a variety of overnight accommodations available and swimming and boating permitted.

Two separate concessionaires, Camanche North Shore, Inc. (located in Amador County), and Camanche South Shore, Inc. (located in Calaveras County), have comparable developed recreation areas for camping, boating, and fishing. Undeveloped lands in the Park are leased for grazing.

RECREATION AREAS

► New Hogan Reservoir

New Hogan Reservoir, owned and managed by the U.S. Government, provides multiple recreation uses, but is less developed in terms of overnight facilities and services than the Camanche resort. New Hogan does receive substantial use. Uses include fishing, picnicking, camping, boating, swimming and sightseeing.

► Lake Tulloch

Lake Tulloch is a reservoir managed by Oakdale and South San Joaquin Irrigation Districts and is used for irrigation and domestic water purposes. The lake is also used for recreation with boating and swimming permitted. Two developments, Poker Flat and Copper Cove, are adjacent to Lake Tulloch.

► New Melones Reservoir

New Melones Reservoir is currently being developed by the U.S. Government. According to the Lake Area Master Plan prepared in 1976, the objective of recreational development at New Melones will be to develop year-round, lake oriented recreation areas. The Master Plan allocates land uses for the project which include project operations areas, recreation areas, and fish and wildlife areas. There is local concern regarding the potential impact on local facilities and services as a result of increased visitor days at the recreation area. One of the major concerns of local government is the adverse impact resulting from increases in vehicular traffic on the existing roadway network. Recently the Glory Hole Recreation Area on the Calaveras side of the reservoir was developed with campsites, picnic areas, and boating facilities.

► Whitewater Rivers

The County contains one suitable stretch of river for white water rafting and kayaking use. The Mokelumne River, near Highway 49, has a three mile stretch of relatively easy water. It is used informally by private individuals on rafts, inner tubes, and canoes. Other creeks and rivers in the County are used intermittently for similar activities.

RECREATION AREAS

► Caves

Of all counties in California, Calaveras County has the most outstanding limestone caves. The three major caves are Mercer Caverns near Murphys, Moaning Cave near Vallecito, and California Caverns at Cave City. Mercer Caverns is located north of Murphys and opened to the public in 1887. It contains some of the rarest calcite formations. Another commercially operated cavern is Moaning Cave located south of Vallecito. Moaning Cave has a large chamber accessible from a 100 foot spiral staircase. It also contained the oldest human remains ever found in the northern hemisphere. California Caverns is located near Mountain Ranch and is the oldest commercial cave in Calaveras County. California Caverns has numerous chambers and passage ways including lakes of two hundred feet in depth.

3.12 General Plan Recommendations.

- 17-Goal: Encourage the conservation of national, state, and regional recreational areas in the County which serve local residents, attract visitors, and provides economic benefits to the County.
- 17a-Policy: Support efforts by the Federal and State governments and other entities which will maintain and improve recreational facilities within the County.
- 17b-Implementation Measure: Continue cooperative efforts between the County and the Federal and State governments, and the owners and operators of regional recreational facilities in policy development and planning.
- 18-Goal: Assure that improvements to or development of national, state, and regional recreational areas do not burden local government facilities and services.
- 18a-Policy: Require owners and operators of national, state, and regional recreational facilities to either provide their own support facilities and services or to pay fees to the County for services.
- 18b-Implementation Measure: Secure reimbursement contracts with owners and operators of national, state, and regional recreation facilities if the County is to provide support services or facilities.

RECREATION AREAS

18c-Implementation Measure: Lobby Federal and State representatives to support legislation which would require regional recreational areas to provide funds for the construction and maintenance of local support facilities used as a result of the proximity to regional recreational resource.

3.2 Local Recreational Areas

Local recreation areas are areas that are used principally by residents of the County for recreation.

3.21 Summary of Major Findings.

Residents of the County use the national, state, and regional recreation areas previously described. In addition, residents utilize the County as a whole, given its predominant natural character. Two areas which receive intensive local recreation use are the rivers and streams bordering and within the County, and local parks.

♦ **Rivers and Streams.** Numerous rivers and streams traverse the County providing excellent areas for fishing, swimming, hiking, and picnicking. These areas are too wide-spread to discuss individually, and many are considered local secrets.

♦ **Local Parks.** The other major type of local recreation occurs in local parks (including schools), normally found near or within townsites. They usually range widely in terms of type of park and facilities provided. Normally, they include ballfields, playgrounds, picnic areas, and/or sitting areas. The 1980-81 Citizen Attitude Survey indicated that most residents consider local parks and recreation to be of average to poor quality.

3.22 General Plan Recommendations.

19-Goal: Strive to obtain an adequate level of local parks and recreational facilities to serve the County's population.

19a-Policy: Strive to improve and develop local parks within or near population centers in the County.

RECREATION AREAS

- 19b-Policy: Strive to provide $2\frac{1}{2}$ acres of local park land for every one thousand resident population of the County.
- 19c-Implementation Measure: Actively solicit technical assistance and funding sources from Federal and State governments for the development, maintenance, and operation of local parks and related facilities.
- 19d-Implementation Measure: Encourage community organizations to develop and/or operate local parks and recreation facilities.
- 20-Goal: Assure adequate recreation land is provided for local parks and recreation in new land subdivisions and developments.
- 20a-Policy: Require the dedication of park lands and/or fees for the development and operation of local parks.
- 20b-Implementation Measure: If requested of and considered by the Board of Supervisors, amend the County's Subdivision Ordinance to include provisions for park land dedication and/or fees for park acquisition or development for future residential subdivisions which are located within a parks and recreation district.
- 21-Goal: Preserve portions of the County's rivers and streams as a local recreation resource.
- 21a-Policy: Provide a balance between water resources development and preserving streams and rivers in their natural state.
- 21b-Policy: Ensure that the public is able to retain access to streams and rivers.
- 21c-Implementation Measure: Become a part to proceedings at the State and Federal levels which concern water resources development within the County.
- 21d-Implementation Measure: Ensure that new subdivisions, when consistent with the Subdivision Map Act, provide public access to water resources for recreation purposes.

RESOURCE PRODUCTION LANDS

4.0 RESOURCE PRODUCTION LANDS

Resource production lands are lands potentially capable of producing crops, timber, raising livestock, or hosting operations for mineral extraction and processing. Resource production lands are divided into three categories: Agriculture and rural lands, timberlands, and mineral resource areas.

The basic data used for defining resource production lands in Calaveras County are the soil mapping information generated by the California Department of Forestry Cooperative Soil-Vegetation Survey, and the assistance of the Calaveras County Mining Association.

4.1 Agriculture Lands

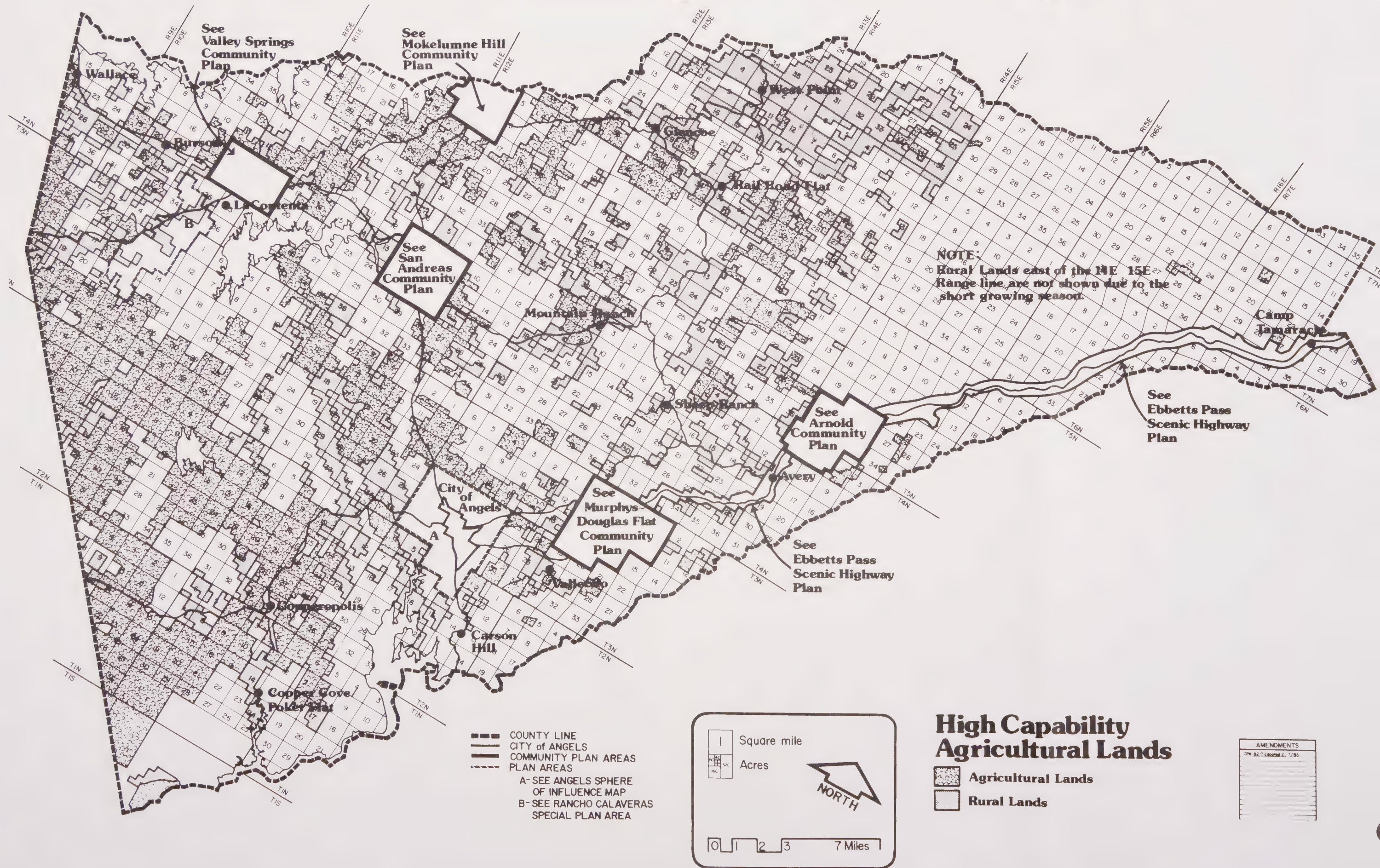
(See Agriculture Lands map)

With more than 24,000 undeveloped parcels in the County at the time of General Plan revision in September, 1985, the visual impression of the resident and visitor is that this is a rural county. The Calaveras County Agriculture Commissioner reported that in 1985 there were more than 220,877 acres used for agriculture purposes, an increase of about ten percent over 1983. This includes over 134,525 acres under Williamson Act contract⁵, and the balance in food and fiber production, or utilized for raising livestock. The total includes both irrigated and nonirrigated lands.

Agriculture irrigation is an important management tool for the full utilization of resource lands. Irrigation systems make it possible to more intensively farm the land for better crop yields. Irrigation can be used in the raising of livestock for more productive pasture grasses. With irrigation, lands that might not have been considered an agriculture land could be used for agriculture purposes on a smaller scale.

As a means of agriculture land preservation, the state legislature enacted a law commonly called the "Williamson Act". Under provisions of

⁵The Open Space Easement Act of 1974 enables any county or city which has adopted an open space plan to accept or approve a grant of an open space easement on privately owned lands within their jurisdiction. The land should be essentially unimproved and predominantly retain its natural state. Lands eligible for open space easements include wildlife preserves, watersheds, lands of scenic value, and other valuable unimproved lands. Lands under an open space easement receive preferential tax treatment.



CALAVERAS COUNTY GENERAL PLAN REVISION 1985

RESOURCE PRODUCTION LANDS

this law, a property owner using land for agriculture purposes or for open space, may enter into a contract with the County in order to seek property tax relief. The contracts are called "Williamson Act Contracts". Lands under the contract are known as "Agriculture Preserves."

Contract terms are set for a minimum of ten years, and this term is automatically extended until the property owner or Board of Supervisors elects to not renew the agreement. The nonrenewal period requires ten years for the Agriculture Preserve to expire. Calaveras County has a minimum parcel size requirement of fifty acres in most circumstances.

Under certain conditions, it is possible to provide for an immediate cancellation. Legislation enacted by the State in 1983 established certain provisions in relation to "early cancellation." Calaveras County, through the provisions of the General Plan and Board of Supervisors policies adopted in response to the legislation make it difficult for properties under Williamson Act contracts to qualify for early cancellation when the parcel is located outside of Community Centers, Residential Centers, Community, Special, or Specific Plan areas.

Because of the diversity of soil types, management opportunities for agriculture development, property owner desires, and other factors, it should be emphasized that agriculture activities are found throughout the County, whether or not the lands are designated as Resource Production lands. It is not the intent of the Plan to limit future agriculture practices solely to those areas shown as agriculture lands.

4.11 Summary of Major Findings.

Agriculture in Calaveras County is an important segment of the economy. The 1985 gross agriculture production revenue was nearly \$15.9 million, an increase of more than twenty-seven percent over 1980. Agriculture in Calaveras County includes a diverse list of crops, including such products as field crops, apiaries, fruit and nut crops, livestock, poultry, wine and wine grapes. With the diversification possible as a result of foothill soil characteristics, many lands are capable of agriculture production.

There are 330 active farms and ranches in Calaveras County. The major use of agriculture acreage is cattle grazing. At the present time, much of the lower ranges of the County is used for the grazing of the 25,000 to 30,000 head.

The United States Department of Agriculture has defined "prime" agriculture soils. There are no known "prime" agriculture lands in Calaveras County. An analysis for the General Plan was undertaken using

RESOURCE PRODUCTION LANDS

soil information development by the California Department of Forestry to determine soil classifications capable of supporting agriculture.

Primarily, it has been found that lands with less than thirty percent slopes, and soil depths of two or more feet are best suited for agriculture uses. These lands may be used for commercial scale or personal scale agriculture production. In general, densities of twenty acres or less (parcel sizes of twenty acres or more) are most compatible with commercial scale agriculture, and densities of five to twenty acres are most suitable for personal scale agriculture.

Using a combination of the previously discussed soil characteristics, existing parcel sizes in an area, combined with locations of lands in Agriculture Preserves, lands are identified in the General Plan in one of several different categories.

Rural lands: Rural lands meet the qualifications for agriculture use in terms of slope and soils depth, but the commercial use of the lands are generally limited because of existing parcel size in the vicinity. The prevalent five acre parcel size is considered adequate to meet the requirements of personal scale agriculture production.

Agriculture lands: Agriculture lands are those intensively used for ranching or farming purposes, or committed to open space through a Williamson Act contract. Because of existing or potential use, and because residential encroachment can inhibit agriculture management, these uses are to be enhanced and protected through retention of a minimum parcel size of twenty acres. If lands are under Williamson Act contract, the minimum parcel size that is established for Calaveras County contracts is fifty acres.

In the 1980 Citizen Attitude Survey, public input stated that of all land uses, agriculture is the land use that should be most encouraged in the County in the future. This response can be interpreted in two ways. First, undoubtedly there are persons who are legitimately interested in the production of agriculture products. Secondly, there are persons who view agriculture as an attractive land use compatible with the quality of life they seek in living or owning property in Calaveras County.

The second perspective, though legitimate, is the seed of potential future conflict. Since commercial scale production of agriculture land uses requires some degree of management for success, this can mean that residential activities can be perceived as a nuisance and interfere with proper management.

At the same time, agriculture management techniques can become a nuisance to occupants of residentially used parcels in the area. The most common sources of complaints are the spraying and application of pesticides and fertilizer, noise from farm equipment, trespassing on

RESOURCE PRODUCTION LANDS

the farmlands by adjoining property owners and pets, vandalism of crops, and odors from livestock operations.

New state laws protect the "right to farm," however the letter and intent of the law has not been challenged in court. In the past, when challenges of long-existing agriculture uses as a nuisance has been undertaken by adjoining residential property owners, agribusiness is traditionally the loser.

Open space lands. Open space lands are generally considered those lands retained in a natural state or available for a public recreation purpose. The existence of agriculture lands provides openness. Nearly one third of the County land area is in public ownership, providing substantial open space. The combination of the two land types --- agriculture and public lands --- enhances the rural character of Calaveras County.

4.12 General Plan Recommendations.

- 22-Goal: Preserve and encourage the uses of the land in the County for agriculture purposes.
- 22a-Policy: Allow resource production lands, except those within Community Centers, Residential Centers, Community, Special, or Specific Plan areas, and the City of Angels Sphere of Influence to remain available for agriculture and rural use.
- 22b-Policy: Allow resource production lands within Community Plan and Special Plan areas to be designated with densities reflecting the preference of the local area.

RESOURCE PRODUCTION LANDS

TABLE III - 3

POTENTIAL RESOURCE PRODUCTION LANDS

Calaveras County, 1985⁶

Resource category	Estimated acres ⁷	% of County ⁸
Grazing	592,128 acres	95%
Agriculture	220,877	35
Timber	242,920	37
Mineral (MRA-2A, MRA-2B)	133,160	20

⁶Calaveras County Planning Department, 1985; Calaveras County Assessor, 1985; Calaveras County Agriculture Commissioner, 1986.

⁷Acreage is based on the potential of the land without regard to parcel size or existing development.

⁸Totals add to more than 100% due to multiple resource values associated with some parcels.

RESOURCE PRODUCTION LANDS

22c-Implementation measure: When considering subdivisions and rezoning for Agriculture Preserve lands, maintain the following densities:

♦ Agriculture lands:

- ◄ Under Williamson Act contract:
1 dwelling per 50 acres
- ◄ Not under Williamson Act contract:
1 dwelling per 20 acres

22d-Implementation measure: Amend the County's zoning ordinance to include a resource production zone that generally combines the features of the current General Forest, General Agriculture, and Residential Agriculture districts. Provisions shall be included for Agriculture Preserves.

22e-Implementation measure: Ensure that Community and Special Plans adopted after January 1, 1984 address agriculture and rural lands located within Plan areas in a manner consistent with the local values and goals of area residents.

23-Goal: Strive to obtain compatibility between agriculture practices and other land uses.

23a-Policy: Provide a means by which legally established agriculture uses are protected from encroachment by incompatible land uses.

23b-Implementation measure: Revise the County zoning ordinance to include a "right to farm" provision.

23c-Implementation measure: Review future general plan amendments, use permits, rezonings, and tentative subdivision or parcel maps for possible adverse encroachment upon the rights of legally established agriculture businesses.

4.2 TIMBER PRODUCTION LANDS

(Refer to High Capability Timberlands Map)

Timber production lands are those lands which are potentially capable of growing and harvesting of timber. Timber consists of trees of any species maintained for eventual harvest for forest product purposes, whether planted or of natural growth, including Christmas trees, but not nursery stock.

RESOURCE PRODUCTION LANDS

4.21 Summary of Major Findings.

Eleven percent of the land area of Calaveras County is in a Timberland Production Zone (TPZ) pursuant to the Forest Taxation Reform Act of 1976. American Forest Products Company controls an estimated 67,000 acres in the eastern portion of the County. Fibreboard Corporation, a subsidiary of Louisiana Pacific, Snider Lumber Products Company and Yuba River Lumber, a subsidiary of Bohemia Lumber Company, each control minor acreage (less than 1000 acres each) within the County boundaries. The U.S. Forest Service, Stanislaus National Forest, administers an estimated 85,000 acres within the County, some of which is managed timberlands. Actual harvest of U. S. Forest lands is constrained by economic, natural or other environmental or management decisions. The revised Stanislaus National Forest's Land Management Plan was completed in 1985.

Lands in Calaveras County are capable of producing approximately fifty to sixty million board feet per year with approximately twenty million board feet derived from National Forest lands.

The timber production land base is shrinking though due to home development. Permanent and second-home development, such as in Arnold and Big Trees Village, has taken timberlands out of production.

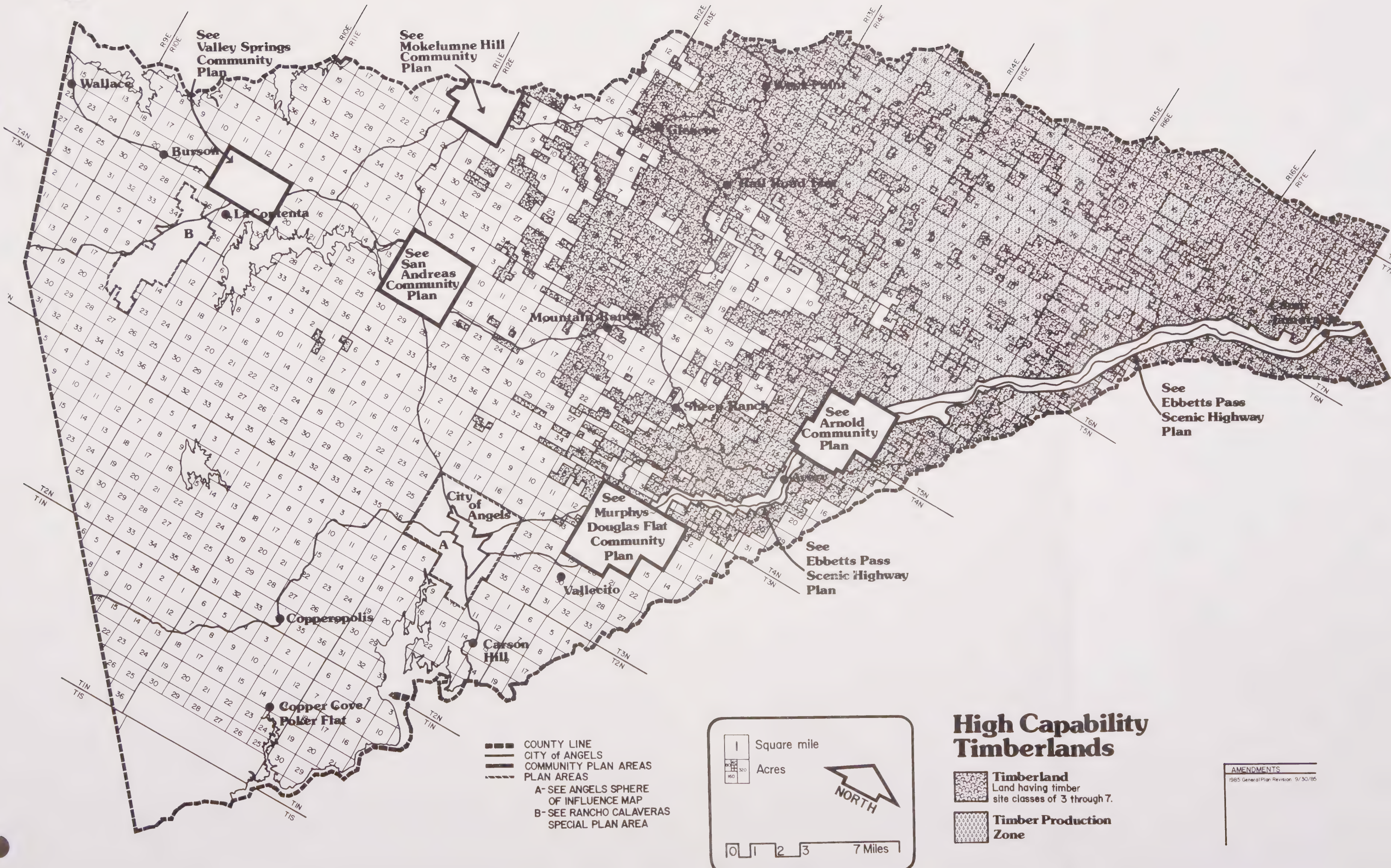
An analysis was undertaken of the soil information developed by the California Department of Forestry (CDF) Cooperative Soil Vegetation Survey to determine soil classifications capable of supporting timber. Lands containing soils most capable of timber production and timber harvest are those in the Arvanitis and Palley Site classes 3 through 7 (medium to very high). These lands were included as part of the lands shown on the High Capability Timberlands Map.

Lands, other than those identified as having a high capability, may currently and may continue to be used for timber production. It is not the intent of this plan to limit future timber practices to areas identified as high capability timberlands.

4.22 General Plan Recommendations.

24-Goal: Preserve and encourage the expansion of lands in the County for timber production that have a high capability of producing and harvesting of timber.

24a-Policy: Allow lands located within high capability timberlands (except those within Community Centers, Residential Centers, Community, Special, and Specific Plan areas, or the Angels Sphere of Influence) to remain available for



CALAVERAS COUNTY GENERAL PLAN REVISION 1985

RESOURCE PRODUCTION LANDS

timber production by the establishment of a maximum density of 1 dwelling unit per 20 acres of land area.

24b-Implementation Measure: Amend the County's Zoning Ordinance to include a resource production zone. This zone would generally combine the features of the current general forest and general agricultural zoning classifications.

24c-Implementation Measure: Encourage contracts with private property owners located in high capability timberlands. These contracts would be in concert with the provisions and intent of the Z'berg-Warren-Kline-Collier Forest Taxation Reform Act of 1976.9

25-Goal: Encourage timber production and harvesting to be conducted upon a sustained yield basis.

25a-Policy: Encourage the increased productivity of timberlands.

25b-Implementation Measure: Support the intent and provisions of the California Forest Improvement Act of 1978.

4.3 MINERAL RESOURCE LANDS

Refer to Mineral Resource Areas map

Mineral lands include surface and subsurface lands which naturally contain chemical elements or compounds, or groups of elements and compounds, formed from inorganic processes and organic substances.

4.31 Summary of Major Findings.

♦ **Mining History.** The mid-1800's gold rush provided the major attraction to Calaveras County as well as to the rest of the Mother Lode. From that time to today, mining has served as a major component to the County's economy and livelihood. Between 1880 and 1962, the recorded value of mineral commodities produced in Calaveras County amounted to

⁹The Forest Taxation Reform Act, commonly called the "Timber Production Zone" law, creates timber preserves or timber production areas, generally 160 acres or larger in size. The property owner placing lands within a Timber Production Zone (TPZ) receives a number of tax benefits in exchange for a rolling ten year contract to keep the land in timber production.

MINERAL RESOURCE LANDS

over \$200 million. Of this total, gold, limestone and limestone products, and copper have accounted for the greatest amount. Large quantities of gold were mined prior to 1880, but production figures are not available. Other minerals that have been extracted in quantity in the past include zinc, silver, lead, chromite, clay, sand and gravel, and stone. At least twenty-six minerals have been produced commercially within the county. In more recent years limestone, asbestos, sand and gravel, industrial minerals, and gold have been the most active segment of the mineral industry in the County.

♦ **Mineral Needs.** The extraction of minerals is essential to the economic well-being of the County and the needs of society. The importance of the County's mineral industry to the State and Nation is growing along with the demand for minerals. The increase in energy and transportation costs has increased the worth of mineral resources within the County due to its proximity to Central California industries. Even with the increase in recycling of scrap materials, a large supply and demand gap must be filled with newly-mined minerals. New mineral discoveries are being made; however, development of discoveries into operating mines is a long process, often requiring several years and substantial investment before actual production is achieved.

Mineral deposits are rare geological occurrences, occupying a very small part of the earth's surface. They are widespread throughout the county, and consist of metallic minerals and an abundance of non-metallic (industrial construction and building material) minerals.

Unlike some other land uses, mineral extraction is limited to the physical site where the minerals occur. In addition to the mineral deposit's geological vagaries, mineral extraction is further affected by the availability of manpower, energy, water, transportation costs, technological changes, and governmental regulations.

♦ **Land Reclamation.** The reclamation of mined lands permits both the continued mining of minerals and provides for the protection and subsequent additional beneficial use of the mined and reclaimed lands. Mining takes place in diverse areas where the geologic, topographic, climatic, biologic and social conditions are significantly different. As a result, mining and reclamation operations may vary accordingly.

The primary purposes of reclamation is to mitigate the effects on the environment and to protect the public health and safety on mined lands. In addition, land reclamation does permit the reuse of mineral lands after mining is completed. Reclamation provisions specifically are for control of soil erosion, flooding, waste disposal, and protection of water quality and watershed. In concert with the Surface

MINERAL RESOURCE LANDS

Mining and Reclamation Act of 1975, the County currently requires (through the County's Zoning Ordinance) any person engaged in surface mining to file and have approved a reclamation plan.

♦ **Land Use Compatibility.** The subject of compatibility between mining and non-mining uses has become a major issue in the County recently. This is a result of a number of factors. First, there has been increased activity in mining operations in the County, both in new mines and the reactivation of older mines some of which are near or within town sites. Secondly, the County in the last two decades has experienced tremendous growth in population and recreational subdivisions. Many persons moving into the County or buying recreation properties have concerns regarding the negative impacts of mining operations upon the use of their own property. The General Plan Attitude survey conducted in 1980 and hearings in 1981 and 1982 documented these feelings. Newer residents generally feel more strongly toward these negative impacts than do longer-term residents of the County.

The "California Surface Mining and Reclamation Policies and Procedures" published by the Division of Mines and Geology, in June, 1979 identifies compatible and incompatible uses with mining operations and mineral lands. Compatible uses include open space, recreation, agriculture, grazing, extensive industrial uses, and residential uses with maximum density of one dwelling unit for each ten acres. Incompatible uses include residential areas with densities greater than one unit per ten acre (ten acre parcel size or less), commercial, intensive industrial, and public facilities.

The geology of the County is such that mineral resource land does not recognize the boundaries of Community Centers, Residential Centers, Community Plan, Special Plan, or Specific Plan areas. For this reason, in some situations, lands proposed for mineral extraction may be located in the same areas where the residential or community uses generally take a greater emphasis than Natural Resource Lands.

While the residential or community uses are shown on the Future Land Use map, and identified for residential, commercial, or industrial development in the Community Development Element, this does not preclude rezoning of lands into the Mineral Extraction combining district.

The ME combining zone does not grant a mining permit, but establishes an identification that the property within the combining district may be the subject of a future use permit application for mineral resource production. Designating property within the ME combining district is found to be compatible with Community Development lands. This means, however, that greater scrutiny must be undertaken at the use permit stage to ensure that the mineral production project does not interfere with the adjoining, if any, residential uses.

MINERAL RESOURCE LANDS

♦ **Protection of Mineral Resource Land.** In order to ensure an orderly flow of minerals to meet society's demands, a coordination approach to the needs of both society and industry must be taken. Unless mineral resources are protected and managed, these commodities may be lost because of the encroachment of incompatible land uses.

An objective of the Surface Mining and Reclamation Act of 1975 is to insure that mineral deposits of significance are available when needed and their extraction is not precluded by other uses of the land. With this intent in mind, the State Geologist in conjunction with the State Mining and Geology Board is classifying mineral resource lands of statewide or regional significance in California. Such areas will be classified into Mineral Resource designated any Mineral Resource Zones in Calaveras County.

Calaveras County has been divided into mineral resource areas of varying potential through studies and evaluation undertaken locally. This evaluation considered lands of potential local significance as well as those with potential State and Regional significance and was done in lieu of, and in addition to studies and designation to be made by the State geologist. The four (4) areas are displayed on the Mineral Resource Area map and are as explained on Table III-4. Mineral resource extraction may occur in any of these areas but significant deposits are more likely to be found in Areas 2A and 2B.

4.32 General Plan Recommendations.

- 26-Goal: Encourage the development for mining purposes of lands in the County which contain commercially valuable mineral resources.
- 26a-Policy: Develop standards and criteria for the establishment and operation of mineral extraction industries in the County; for access to mining operations over public thoroughfares; and for the establishment of a small mine regulation exclusion.

MINERAL RESOURCE LANDS

TABLE III - 4

MINERAL RESOURCE AREAS

▼ MRA1: Mineral Resource Area 1

Lands not known to contain significant mineral deposits. Isolated mineral occurrences may occur within this area.

▼ MRA2A: Mineral Resource Area 2A

Lands that are being, or have been intensively mined, and/or that have promise of further mineral production.

▼ MRA2B: Mineral Resource Area 2B

Lands that have had some mineral production in the past and/or that may be expected to have some mining in the future.

▼ MRA3: Mineral Resource Area 3

Lands that might contain minable deposits, but that up to now have not yet been sufficiently developed to demonstrate this.

MINERAL RESOURCE LANDS

- 26b-Policy: Require future land uses (except those located within Community Centers, Residential Centers, City of Angels Sphere of Influence, and areas with adopted Community and Special Plans) to be compatible with mining by the establishment of a maximum density of 1 dwelling unit per 20 acres in Mineral Resource Area 2A and 1 dwelling unit per 10 acres in Mineral Resource Area 2B.
- 26c-Implementation Measure: Amend the County's Zoning Ordinance to include a resource production zone.
- 26d-Implementation Measure: Develop a Mineral Extraction and Processing Ordinance which addresses the above policies, including means of permitting mining use permits within Community Plan Areas, Special Plan Areas, Specific Plan Areas, Community Centers, or Residential Centers.
- 26e-Implementation Measure: Ensure that property owners with mineral potential on lands located within the unincorporated County are able to identify such parcels by inclusion in the Mineral Extraction Combining Zone.
- 27-Goal: Strive to locate commercially valuable mineral resources so that lands in the County can be put to beneficial use.
- 27a-Policy: Owners of lands found to contain commercially valuable mineral resources that are not included in Mineral Resource Areas 2A and 2B may apply for appropriate mineral extraction zoning.
- 27b-Implementation Measure: Apply the provisions of the Zoning Ordinance especially in regards to the Mineral Extraction Combining Zone.
- 27c-Policy: Lands located in Mineral Resource Areas 2A and 2B that are found not to contain commercially valuable mineral resources may be allowed to be put to other uses and smaller parcel sizes provided such uses are consistent with the mining of properties near or adjacent to them and when it is determined that the mining of mineral resources is not feasible.
- 27d-Implementation Measure: Investigate the establishment of a Mineral Advisory Committee for the purpose of making recommendations to the County regarding mineral potential.

MINERAL RESOURCE LANDS

- 28-Goal: Reclaim mined lands in the County in a manner that will protect the public's safety and subsequently will enable lands to be put to additional beneficial use.
- 28a-Policy: Review applications for the extraction of mineral resources to assure minimal disturbance to the environment and to assure that newly-mined lands are reclaimed for open space, conservation, agriculture, recreation or other uses which provide for and protect the public health and safety.
- 28b-Implementation Measure: Continue to support and apply the provisions of the California Surface mining and Reclamation Act of 1975 (SMARA).
- 29-Goal: Strive to assure compatibility between the mining of mineral lands and adjacent land uses.
- 29a-Policy Mitigate potential negative impacts such as noise, dust, and traffic, generated by mining activities upon adjacent land uses by requiring buffer areas or other mitigation measures for new mining operations locating near existing residential uses.
- 29b-Implementation Measure: Require a use permit for all new mining operations in the County.
- 29c-Implementation Measure: Prepare a Master Environmental Impact Report (MEIR) for mining activities to address those environmental issues common to most mining projects.
- 29d-Implementation Measure: Identify lands with mining potential within the ME combining district, but ensure that a conditional use permit is required prior to the commencement of mining activities, other than exempt exploration.

ROADS (PFS/I)

IV. PUBLIC FACILITIES AND SERVICES ELEMENT

This element deals with the underlying or basic framework of public facilities and services in Calaveras County. The element is divided into two parts and five chapters. Part I is the road system, and is Section IV of the General Plan. Part II is Section VI of the General Plan and consists of: the balance of the transportation system (excluding roads), water system, waste disposal system, energy system, and schools.

PART I: ROAD SYSTEM

(Refer to Transportation Plan maps)

The road system is coordinated with the Community Development Element. Policies related to road classifications and levels of service are tied to the densities and potential land use. This element contains policies related to State highways, County roads, private roads, road maintenance, and other road issues.

1.00 Introduction

1.10 Summary of major findings.

The road system consists of the network on which private automobile, motorcycles, commercial trucks, private trucks, and on-road recreation vehicles move for the purposes of transporting people and products. The road system consists of State highways, County roads, and private roads.

ROADS (PFS/I)

Public transit, bicycles, and pedestrian traffic, which may also use the roadway network, are discussed in Part II of this element, as are scenic highways.

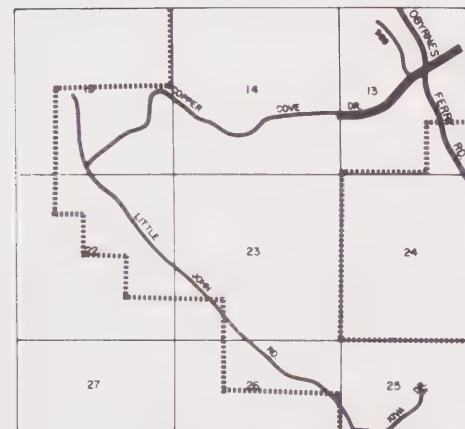
1.20 Terms.

The Public Facilities and Services element Road chapter has a number of different terms which are used in the findings and recommendations. For convenience, the major terms are defined here. Other terms may be found in the glossary in the appendix of the General Plan.

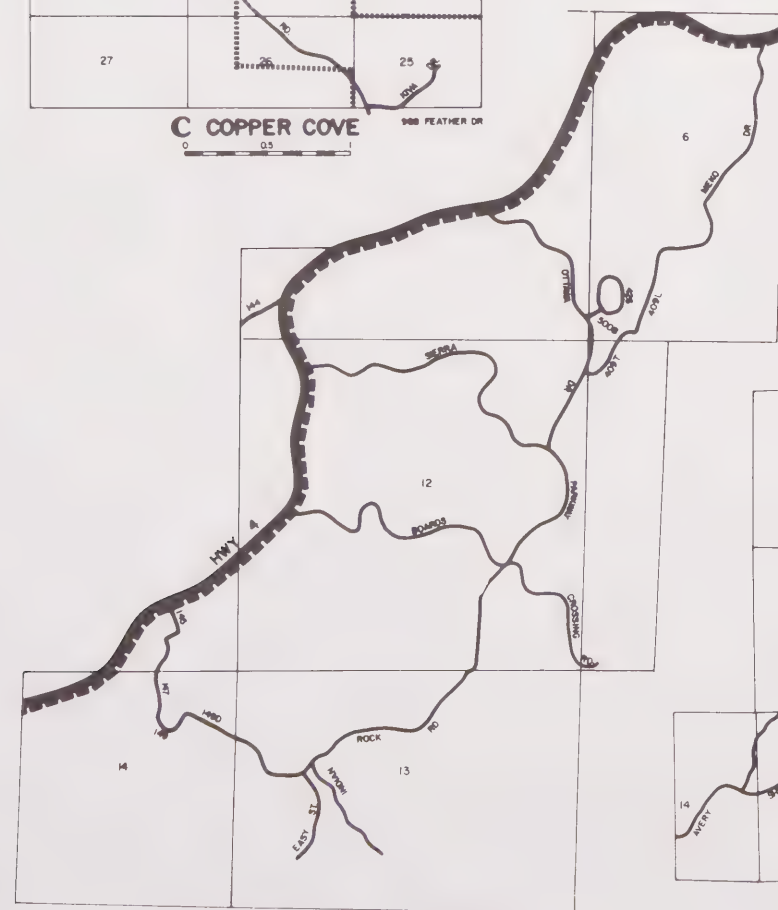
- ◆ **Average daily traffic (ADT).** The traffic volume on a road, measured by actual counts or projected on the basis of the functional classification and the number of developed parcels, is called ADT or average daily traffic. ADT is based on the traffic counted or projected for a fixed time period, usually 6:00 a.m. to 12:00 midnight.
- ◆ **Committed ADT.** When the actual traffic count is added to a traffic count projected from the number of existing undeveloped parcels served by a road, this total estimate is called "committed ADT." The data provide a means of estimating the remaining volume of traffic that a road can safely carry at an acceptable service level (see "Level of Service"). When a project is considered for approval, the potential traffic impact of the project may be examined against the remaining capacity of the road. The remaining capacity is determined by subtracting the committed ADT from the road capacity.
- ◆ **Functional service classifications.** There are a number of terms used in connection with the classifications of roads. Generally, the terms are consistent with the "**Functional Classification System**" of the Federal Highway Administration used and adopted by Caltrans. The Department of Public Works has taken into consideration both present and future land use and traffic projections in the process of classifying various public roads. Periodically, the classifications are reviewed by the Department and modified according to changes in area development or actual traffic counts. The different functional classifications are discussed in chapter 2.00. In addition, the County implements a "**Community Road classification system.**" This is also discussed in chapter 2.00.
- ◆ **Level of service (L-O-S).** Road usage is divided into "levels of service." This term is used to denote the ease with which traffic moves along a road at a consistent speed. Service levels are first divided into categories "A" through "F," and then into speed limits. "Level of service" may also be called "service level." "Base level of service" or "base service level" means the level of



A WEST POINT
0 0.25 0.5
Scale in miles



C COPPER COVE
0 0.25 0.5
Scale in miles



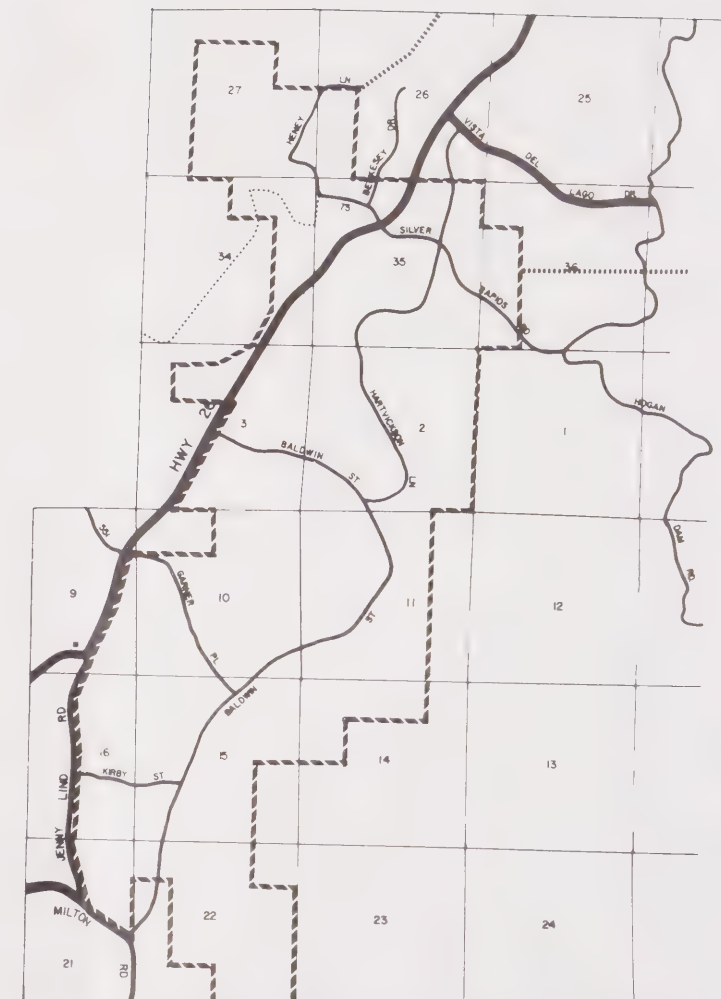
D DORRINGTON
0 0.25 0.5
Scale in miles



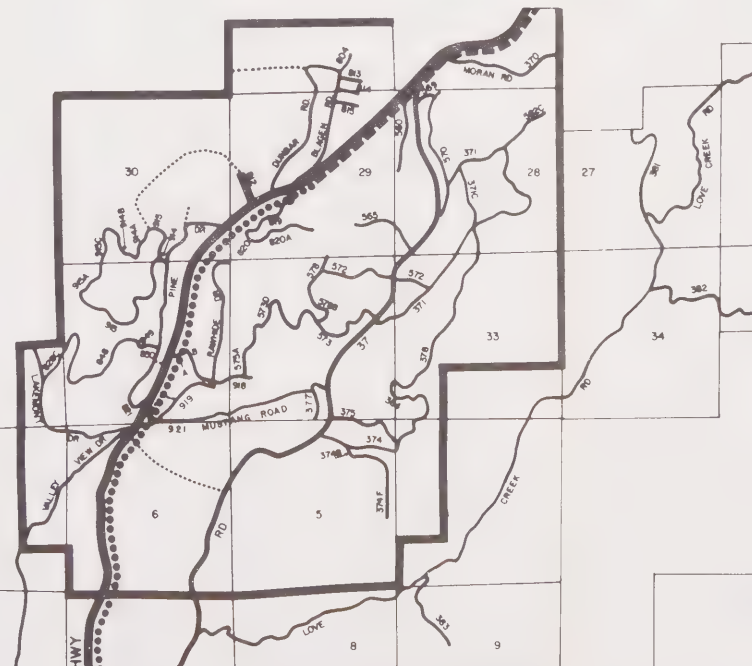
See San Andreas Community Plan
B SAN ANDREAS
0 0.25 0.5
Scale in miles



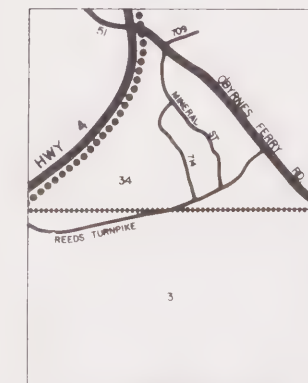
See Murphys Douglas Flat Community Plan
F MURPHYS
0 0.25 0.5
Scale in miles



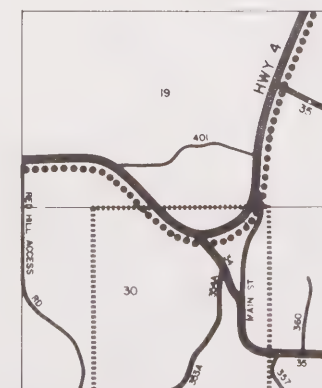
I RANCHO CALAVERAS/JENNY LIND
0 0.25 0.5
Scale in miles



See Arnold Community Plan
E ARNOLD
0 0.25 0.5
Scale in miles



G COPPEROPOLIS
0 0.25 0.5
Scale in miles



H VALLECITO
0 0.25 0.5
Scale in miles

Transportation Plan Map 2

Roads (within Plan Area and Community Centers)

- Through
- Connector
- Residential (when shown)
- Future

State Scenic Highways

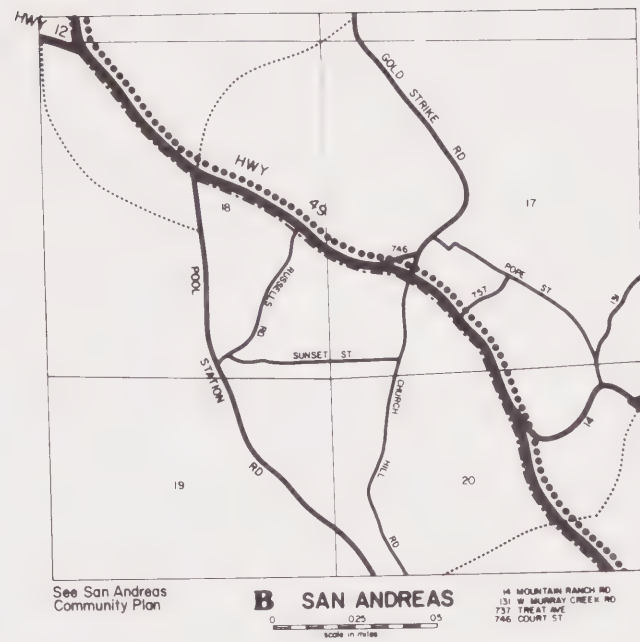
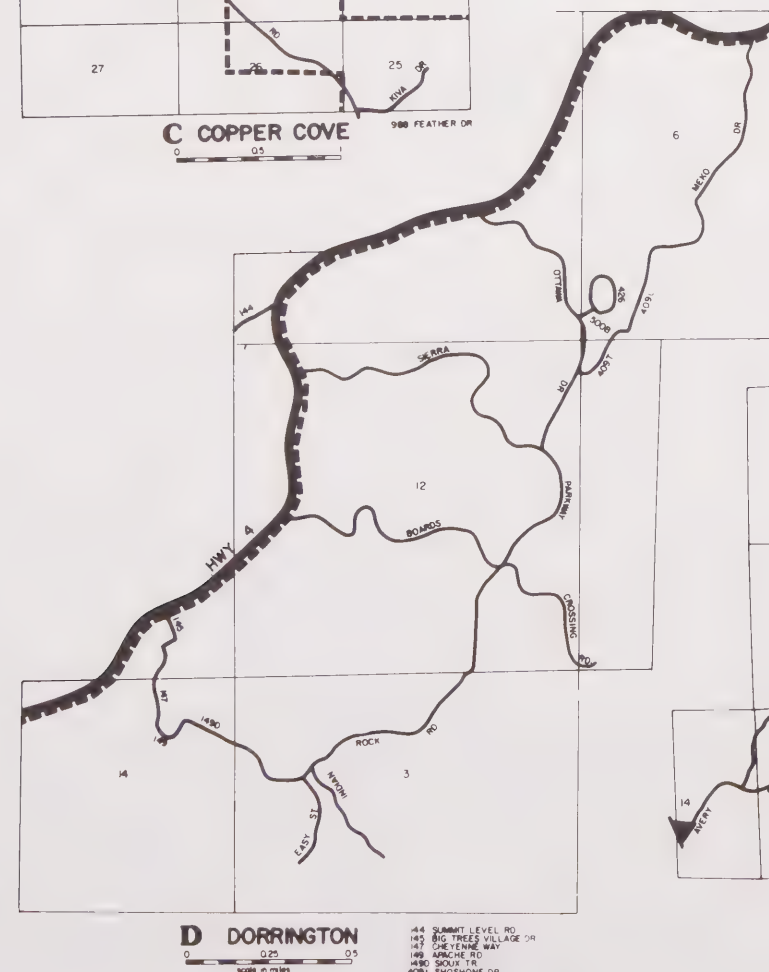
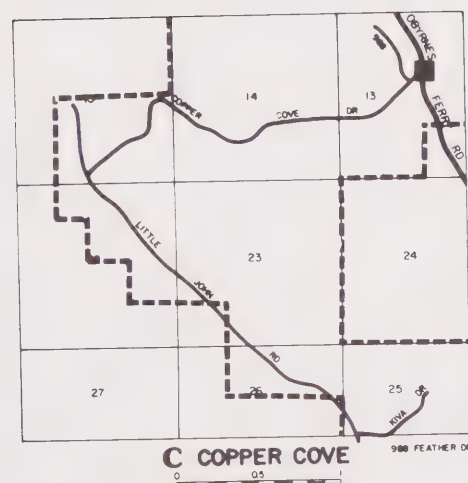
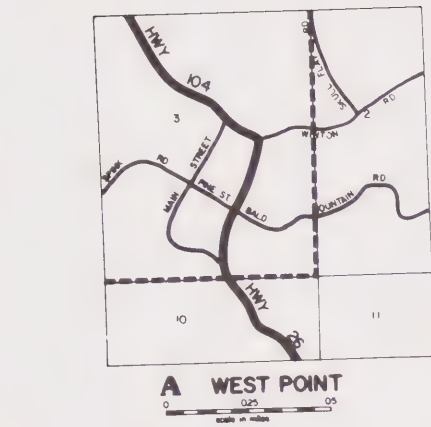
- Officially Adopted
- Proposed

Bicycle

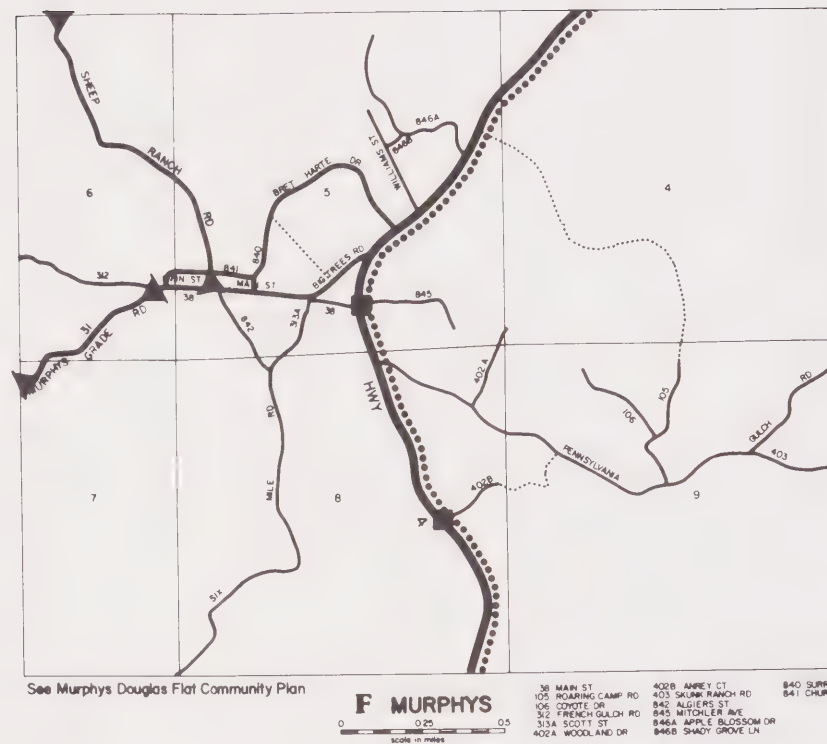
- Statewide Bicycle Routes

- Community Plan boundary
- Community Center boundary
- Special Plan boundary

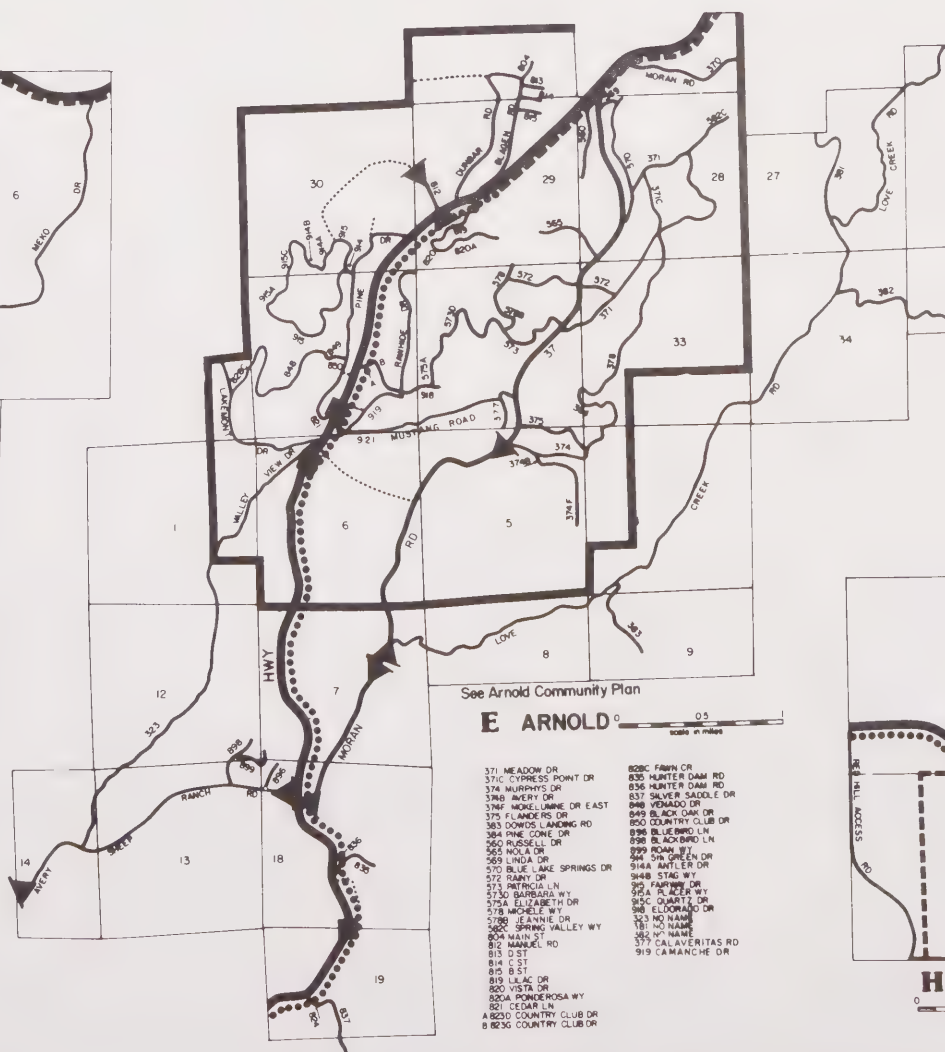
AMENDMENTS
1985 General Plan Revision 9/30/85



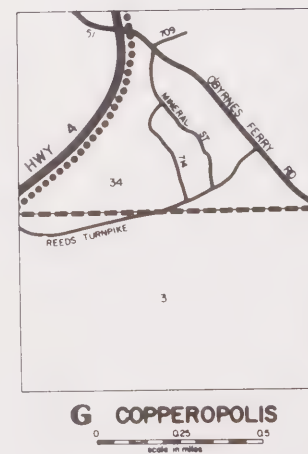
See San Andreas Community Plan



See Murphys Douglas Flat Community Plan



See Arnold Community Plan



Transportation Plan Map 4

Scheduled and Proposed Improvements

- ▶◀ Start/end of realignment or reconstruction
- Passing lane
- Turn lane

- Community Plan boundary
- - - Community Center boundary
- - - Special Plan boundary

AMENDMENTS
1985 General Plan Revision: 9/30/85

ROADS (PFS/I)

service assigned to County roads as an implementation of the General Plan.

- ◆ **Community Level of Service** or "Community base service level" has a different meaning. By nature, Community Plan areas, Special Plan areas, Specific Plan areas, and community centers contain relatively dense commercial, light industrial, multiple family residential and single family residential uses which result in concentrated traffic, and the delays caused by turning vehicles, parking vehicles, and more numerous encroachments and intersections. There are also traffic control devices, pedestrian crosswalks, and lower speed limits. Because of these factors, level of service within town areas are defined as either "adequate" or "inadequate." See Table IV - 1.

When a level of service is established, it also includes speed limits. For example, in discussing level of service, if the term "C-30" is used, this means that the level of service referred to is level C at 30 miles per hour. The reason for combining the LOS with speed is to allow consideration for terrain, traffic flow and road purpose (arterial, collector, or local).

With Community levels of service, the speed of traffic is established with a much slower threshold (potentially 20 to 25 miles per hour) because within a town area, it is both desired and a practical matter that traffic move more slowly.

Level of service is also a reflection of road conditions, including pavement width, surface material, level or repair, width or lack of shoulders, sight distance, passing distance, road grade inclines, hills, and radii of curves. Acceptable service levels (A, B, C, and Adequate) mean that the road is in relatively good, safe condition, and is able to handle the traffic volumes it presently carries and is committed to carry.

Unacceptable service levels (D, E, F, and Inadequate) mean that the road is not presently suited for additional subdivision, or commercial, multiple family residential, or industrial construction and new development.

Degradation of base level of service (also called degradation of service level). Each publicly maintained road or highway is to be assessed in relation to its present level of service. "Degradation of level of service" occurs when a base level of service on a road is reduced to a D, E, F, or Inadequate service level. No project is permitted which will reduce the service level to Level of Service D, E,

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ROADS (PFS/I)

TABLE IV - 1
LEVELS OF SERVICE

Rating ¹	LOS ²	General description ³
Acceptable		RURAL AREAS OF THE COUNTY
	A	Free flow, low volume and density of traffic
	B	Stable flow, speed beginning to be slightly restricted
	C	Stable flow, speed more restricted
	ADQT	WITHIN COMMUNITY AREAS Defined as an acceptable flow of traffic within a community center, community plan area or specific plan area. (ADEQUATE)
Unacceptable		RURAL AREAS OF THE COUNTY
	D	Approaching unstable traffic flow
	E	Unstable traffic flow, occasional slowing with high volume
	F	Forced traffic flow, stop and go, high volume and density
	INAD	WITHIN COMMUNITY AREAS Any community level of service which does not meet the minimum acceptable flow of traffic. (INADEQUATE)

Source - Caltrans
Modified by the Department of Public Works

¹Rating: Ability of a project to be considered (subject to other General Plan policies and implementation measures and ordinance requirements.

²LOS: Level of Service classification

³Description: The conditions of traffic flow as perceived by the "average" driver for the corresponding level of service.

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F, or Inadequate. One means by which the potential impact of a project can be measured on roads by an estimate of the ADT based on the number of dwelling units (for residential) or parking places (for commercial, recreation, or industrial). When the project's potential impact is added to committed ADT, the impact on remaining capacity may be assessed.

Road classifications. The detailed identification of road classifications is based on intended purpose of the road. Road purposes are based on the potential or projected volume of traffic, and what type of traffic utilizes the road. This category, called "Service classification" results in identifying roads as major or minor arterial, major or minor collector, or local, for regional roads, and through, connector, or residential for community area roads. The meaning of the road classifications are explained in section 2.00.

Road basin, road region. A road basin is the area of land on which development will impact a road. It is based on terrain, the "most logical" access, shortest feasible distance to the road, and the types of land use and zoning along the road or in the area. The road basin is the area of land which is served by a segment of road.

The road basin includes not only the road on which a project is proposed, but all of the roads in the region and subregion between the subject property and the minor arterial serving the area. For a project to be able to develop on a road with an A, B, or C service level, all of the connecting roads from that parcel to the State highway must also be at A, B, or C service levels.

Road ordinance. The road ordinance consists of Chapters 16.33 and 16.35 of the Calaveras County Code, Ordinance #1580. An additional road ordinance to be incorporated into the zoning ordinance is proposed by later policies in this element.⁴

2.00 PUBLIC AND PRIVATE ROADS

2.10 Summary of major findings.

Public roads. The public road system consists of several classifications of roads. The most common public roads are State-maintained highways and County-maintained roads.

⁴At the time of this republication of the General Plan, a revised road ordinance was pending adoption. The new ordinance is proposed to be located outside of the subdivision ordinance in Title 12 of the County Code.

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In addition, in Calaveras County, there are a number of non-governmentally-maintained roads which are also accessible to the general public. These roads, while not in the County-maintained or State-maintained systems, are classified as public roads. Public right to use the road may be generated by the County acceptance of a road easement or right of way, rights of access prescribed by use over a period of years, or requirements of the permits or approvals which created the road. Prescriptive easements are not, in all cases, acceptable legal access in relation to subdivisions or other development. There are situations in which a prescriptive easement may not be sufficient for the proposed use.

Private roads. The private roads found in the County fall primarily into a local road category in terms of use and purpose. Private roads are those upon which there is no general public right to travel.

2.20 General Plan recommendations.

- 30-GOAL: Ensure that the County has an adequate road system.
- 30a-Policy: Ensure that access to new parcels, commercial, multiple family residential, recreationally-oriented commercial, and industrial development is adequate.
- 30b-Policy: Require that access to new parcels, commercial, multiple family residential, recreationally-oriented commercial, and industrial development meets County standards under provisions of the road ordinance.
- 30c-Policy: Consider acceptance of new roads into the County maintained road system when certain conditions are satisfied and the road is built to acceptable County standards under provisions of the road ordinance.
- 30d-Policy: Ensure that private roads are constructed to standards that are safe and adequate to meet the potential use of the area.
- 30e-Implementation measure: Consider acceptance of new roads into the County maintained road system only when the roads are located within community or special plan areas, serve a general public area, have a logical through connection, and serve a general public purpose, and have a service level of A, B, C, or Adequate.
- 30f-Implementation measure: Continue to enforce the standards of the road ordinance.

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30g-Implementation measure: Adopt road standards for access to commercial, multiple family residential, recreationally-oriented commercial, and industrial development that are enforced at the time of issuance of a building permit, planned development permit, or use permit.

3.00 SERVICE CLASSIFICATIONS

3.10 Summary of major findings.

Service classifications apply to all State-maintained and County-maintained roads.

3.11 Regional roads

Regional roads are state highways and county-maintained roads which are located outside of Community Plan areas, Specific Plan areas, and Community Centers.

Major arterials. This service classification consists of the primary U.S. or State multi-lane freeways which connect regional areas and handle high volumes of traffic. The projected population growth of the Mother Lode and projected travel volumes will not warrant the development or classification of any road as a major arterial. Interstates 5 and 80, Highways 99 and 50 are examples of major arterials.

Minor arterials. This service classification provides a network of roads that are spaced throughout the County with the purpose of connecting community areas, traffic destination centers (such as recreation facilities and resources), and establish corridors to move traffic into and through the County. Traffic utilizing a minor arterial road tends to be a mix of through (intercounty), visitor or recreation (destination), and town-to-town (intracounty) traffic. All State highways in the County are minor arterials.

Major collectors. This service classification consists of County-maintained roads which move traffic from one community to the next. Major collectors are spaced to accommodate population densities, and move traffic efficiently from minor arterials into and through community areas. Major collectors tend to serve equal portions of destination, intracounty, and home-to-town (local) traffic.

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Minor collectors. This service classification moves traffic from traffic generators (such as residential uses) to major collector or minor arterial roads. Minor collectors primarily handle intracounty traffic. Most commonly, minor collectors are located within residential subdivisions or rural settlements where the road connects a number of local roads to a major collector.

Local roads. This service classification primarily serves traffic generators. Traffic on a local road generally consists of a user who lives on the road. While there is some destination traffic, it tends to be of a nature of guests specifically traveling to a residence on the road. Local roads are inappropriate for commercial, industrial, or recreation traffic.

New roads. In observing existing development patterns (areas where new subdivisions have a predominant parcel size of five acres or less), there are several locations in the County where new County-maintained roads may be needed in the future. The locations of the new roads are shown on Transportation Maps 1 and 2, and in Community, Special and Specific Plans. New roads are financed primarily by those developing or subdividing property in the area.

New roads identified in Community, Special, or Specific Plans, and the General Plan, must be constructed as new development occurs in the road basin that contains that new road. Depending on the size of the project, the potential capacity of existing roads in the area, and committed capacity of roads, a developer may be required to construct the entire road (and be proportionally reimbursed), or merely contribute a proportional share of the cost.

3.12 Community Roads

Community roads are all state highways and county-maintained roads within the boundaries of a Community Plan area, Specific Plan area, or Community Center. State highways and county-maintained roads within a Special Plan area are considered regional roads unless the Special Plan has specific policies related to roads or circulation. For the purposes of the discussion, the term "community area" when used in this element, refers to all community and specific plan areas and community centers. If a special plan identifies road issues, it is also included in the definition of "community area."

Through roads. The roads on which traffic moves into and out of the community area are called "Through roads." A Through road must be part of a route that moves traffic into and out of the community area, even though the name of the road may change, or a change of road is needed to complete the trip out of the community area. This series of one or more Through roads is called a "Through Route." Through roads outside

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of the community area may be minor arterials, major or minor collectors. A through road cannot become a local road.

Connector roads. The roads which moves traffic within a community area from one part of the area onto a through road is classified as a "connector road." A connector road is generally a minor collector, or local road in the countywide network of roads. The connector provides a route from residential areas to through roads or commercial areas in the community area.

Residential roads. The "residential road" is a community area road which connects at one end with a connector or through road and the other end serves primarily single family residential areas of the community.

3.13 Transportation network data base

Determination of base service levels. Determination of base service levels is conducted by the Department of Public Works as part of the implementation of the General Plan. The determination is based on criteria established by the Institute of Traffic Engineers, Cal Trans, and other accepted engineering criteria. The Department physically drives each road and compares actual traffic counts, surface width, level of repair, width of shoulders, passing sight distance, curve radii, and steepness of the road. Added to this criteria are Planning Department data including the number of existing parcels, existing and potential zoning, committed ADT, and proposed land use designations.

Periodic review. An ongoing review of road service classification, and base service level needs to be established. With the number of County roads, and the steady growth rate, this program may be established as a continuing four year review. Each year, approximately twenty-five percent of the County's roads will be analyzed. With the four year time frame, the roads are subject to comprehensive evaluation every fourth year.

For large projects (defined as more than ten parcels or more than 20 parking spaces for commercial, recreation, or industrial), a review will be conducted prior to project consideration. In addition, a threshold level of issued encroachment permits shall be established so that whenever there is a percentage increase in issuance of encroachment permits on a road that is greater than 1.5 times the countywide percentage increase, the road will be reviewed for base service level, whether or not the four year review period has expired.

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3.20 General Plan recommendations.

- 31-GOAL: Establish a system of classifications and data in order to identify areas suitable for land development.
- 31a-Policy: Utilize the Transportation Plan Maps 1 and 2 (Road Classifications) show roads in service classifications.
- 31b-Policy: Identify proposed locations for new roads.
- 31c-Policy: Coordinate land use policies with base level of service classifications so that near term new development is directed to roads with acceptable base service levels of A, B, or C in regional areas and on community base service levels of "adequate" in community areas.
- 31d-Implementation measure: Transportation Plan Maps 1 and 2 are the implementation of Policy 31a.
- 31e-Implementation measure: Establish a road review program to update service levels for each publicly maintained road at least once every four years.
- 31f-Implementation measure: Establish a threshold of 1.5 times the percentage increase of issuance of encroachment permits to review specific roads exceeding the threshold whether or not the four year review period has passed.
- 31g-Implementation measure: Determine a list of base service levels for all publicly maintained roads and update the list each year as roads are reviewed and ratings revised as part of the four year review or specific project review.
- 31h-Implementation measure: Adopt a list of base levels of service for County roads using the following schedule:
- ◆ Main County roads: by October 31, 1985;
 - ◆ All remaining major collectors, and through roads by January 31, 1986;
 - ◆ All other county-maintained roads by June 30, 1986.
- 31i-Implementation measure: Utilize the Caltrans Route Concept reports for base level of service for state highways, and ensure that the most current report is utilized at all times.

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4.00 STATE HIGHWAYS

4.10 Summary of major findings.

♦ **State highways.** Calaveras County has four State highways, all of which are minor arterials.

▲ Highway 4.

Highway 4, the Ebbetts Pass Highway, serves the south County connecting from Stanislaus and San Joaquin to Alpine counties. Highway 4, a trans-Sierra route, is open only from late Spring to the first major snow in Fall. In the winter, the route is open only to Mount Reba in Alpine County. The Ebbetts Pass Highway serves the greatest population and recreation resource areas of the County.

▲ Highway 12.

Highway 12 is the second most traveled road in Calaveras County. This east-west route connects San Joaquin County with San Andreas at Highway 49. Highway 12 bisects the prime industrial corridor and provides major access to the tri-lakes (Hogan, Camanche, Pardee) region.

▲ Highway 26.

The trans-County west-east route serving the north County is Highway 26, connecting San Joaquin County via Valley Springs-Mokelumne Hill and West Point to Amador County. The most easterly portion, which connects West Point to Amador County near Pioneer, was renumbered from Highway 104 to Highway 26 as of January 1, 1985.

▲ Highway 49.

Highway 49, the Golden Chain, is the only north-south route. It traverses central Calaveras County and connects Amador in the north and Tuolumne in the south. Highway 49 is the most heavily traveled road in the County based on annual Caltrans traffic counts. At present, it is the only means of expeditiously traveling from the south to north County.

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♦ **State highway improvements.** Caltrans has prepared a general, long range program for the state at large, and detailed individual programs for its highways called "Route Concept Plans." In these documents, the State identifies deficiencies along its highways, and proposes solutions and alternatives. The programs, as applied to Calaveras County, are indicated on Transportation Plan Maps 3 and 4.

♦ **Scheduling improvements.** Improvements to State highways which are assigned a priority in the Regional Transportation Plan are identified on Transportation Plan Maps 3 and 4. Caltrans normally designates the major improvements for those segments of a state highway which are presently at service level C or below. Once designated for improvement in the State Transportation Improvement Plan (STIP), a specific date is established as to when the improvements are to be undertaken. All of the segments in Calaveras County which have base service levels of D, E, or F are scheduled for improvement in the current STIP.

General improvements on State highways are funded by the State. General improvements are changes in width, alignment, right of way, passing lanes, or similar construction designed to improve service level. In order to be scheduled, the project must be listed in various state documents. First, the project must be included in the California Long Range Transportation Plan. Second, it must be shown on the annual State Transportation Improvement Plan (STIP). In addition, the improvement must be included in the Regional (County) Transportation Plan.

Throughout California, there are more requests for state highway improvements than there is money to complete the improvements.

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TABLE IV - 2
PROPORTIONAL TRAFFIC VOLUME

Minor arterial⁵

Intercounty traffic	40 %
Intracounty traffic	35 %
Destination traffic	20 %
Local traffic	5 %

⁵Source: Calaveras County Planning Department.

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7Recently, Caltrans has indicated that if the local jurisdiction is seriously interested in a specific improvement, a proportional contribution from the local agency will expedite inclusion of the project in the annual STIP.

♦State highway usage. Table IV-2 indicates the proportional use of minor arterials (state highways) in Calaveras County.

♦Levels of service. Caltrans performs level of service studies for State highways in Calaveras County. With the exception of a few short segments, all State highways are rated at Level C or higher. The County incorporates these studies as part of the General Plan by reference automatically each time they are updated.

♦Solutions to project impacts. At the time of project consideration by the Planning Commission for subdivisions, use permits, planned development permits, or mining use permits, or at the time a commercial, multiple family residential, recreationally-oriented commercial, or industrial building permit is sought, an assessment of the project's proportional impact on a State highway must be completed. In general the impact is related to traffic generated by the project, the traffic's ingress and egress to the project site, and the condition of the road in the vicinity of the project (sight distance, width, surface, structure, or alignment).

General improvements. General improvements include widening the road, improving sight distance, maintaining level of service, or a complete realignment. These are improvements which benefit the public at large, in addition to a specific project, so the cost is shared among those benefitting.

Project specific improvements. Project specific improvements may include the construction of a left turn pocket or an escape lane to accommodate turning vehicles, adequate encroachment width and onsite stacking distance, or traffic control signals.

One issue that the County encounters on a regular basis when reviewing projects is consideration as to when a left turn pocket is required. Caltrans District 10, which includes the County, utilizes a point system for determining when a left turn lane is required. The Caltrans system, combined site-specific consideration, provides a quantifiable set of criteria for determination of the need for a left turn pocket. Criteria include design or posted speed, projected peak hour left turns, sight distance, peak hour traffic, traffic composition, accident history, pavement width, and site location.

♦Financing State highway improvements. Multiple family residential, commercial, recreationally-oriented commercial uses, mining, and industrial projects and permits are the uses which usually will require both a general improvement and a project specific improvement. The

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reason is that the traffic generated by one of the listed types of projects tends to be more intense than a single family residence.

For example, a parcel with a single family home, according to Caltrans, will generate an average daily traffic volume of 7.5 vehicles. If the same parcel is developed with 12 apartments or townhouses, the traffic generated by the same land area increases "average daily traffic" (ADT) to 60 vehicles. If the land is developed for commercial purposes, the volume can be the equivalent of five to twelve vehicles per parking space, which translates to ADT of 50 to 120 for a 2000 square foot commercial structure.

The traffic volume generated by a proposed project or subdivision must be considered in relation to maintaining the present level of service on the highway as it passes the project site or intersection with the access road. The ability to obtain access for specific project is a benefit to the project proponent. The cost of ensuring that the level of service is maintained at its present or an improved service level is the responsibility of the proponent.

At the time a specific project is proposed to be served by a State highway, the location of project-specific improvements is examined in relation to identified general improvements to the highway, and the cumulative effect of continuing development in the project vicinity. If there is a proposed general improvement to the State highway which would or could incorporate the project specific improvement required to be financed by the proponent, the County may consider a contribution from public funds to the cost of an improvement if it is found in the Regional Transportation Plan to be a high priority improvement. A general public purpose must be served by the improvement. Table IV-2 provides a means of assessing proportional costs.

4.20 General Plan Recommendations.

- 32-GOAL: Encourage the improvement of existing State highways to recognized standards of capacity and safety.
- 32a-Policy: Support efforts by the State to improve State highways which traverse Calaveras County.
- 32b-Policy: Review the Regional Transportation Plan to ensure that proposed State highway projects provide for adequate levels of service in developing areas of the County.
- 32c-Policy: Ensure that the Regional Transportation Plan provides near-, mid-, and long-term goals for State highway improvements.

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- 32d-Policy: Ensure that the State Transportation Improvement Plan includes priority highway improvements in Calaveras County.
- 32e-Implementation measure: Lobby for increased funding for State highway improvements within Calaveras County.
- 32f-Implementation measure: Amend the Regional Transportation Plan to ensure that State highway improvements include those identified on Transportation Maps 3 and 4.
- 32g-Implementation measure: Through lobbying efforts before the California Transportation Commission, Caltrans and the legislature, ensure that high priority Calaveras County State highway improvements are included in the STIP program.
- 33-GOAL: Establish impact-related local funding programs.
- 33a-Policy: Establish a system by which the road impacts of new land development (subdivisions, use permits, mining permits, planned development permits, and new construction) can be mitigated on an equitable, proportional basis.
- 33b-Policy: Establish a program of road improvement financing for state highway general improvements generated by new development, and include the implementation program in the road ordinance.
- 33c-Policy: Include in the Regional Transportation Plan a list of priority projects and if, at the time of RTP review, the project is of major importance to the County, determine whether the County wishes to contribute proportionally to the cost of the State highway improvement in order to raise its priority in the STIP program.
- 33d-Implementation measure: Determine the cost of State highway improvements and assess proportional shares of the costs to come from the following sources:
- ◆ Intercounty traffic: Federal and State sources;
 - ◆ Intracounty traffic: Federal, State, and Regional sources;
 - ◆ Destination traffic: Federal, State, Regional, and other tourist-industry or locally-generated sources;
 - ◆ Local traffic: the traffic generator.

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33e-Implementation measure: Review projects with Caltrans to determine whether the proposal warrants project-specific improvements to the State highway in order to maintain the base service level at the subject property. Such improvements may include, and are not limited to left turn pockets, escape lanes, enlarged encroachments, or traffic control devices. Improvements which are required by the project shall be borne by the proponent.

33f-Implementation measure: The following table shall be utilized for assigning proportional impacts on state highways:

Minor arterials

Intercounty traffic	40 %
Intracounty traffic	35 %
Destination traffic	20 %
Local traffic	5 %

33g-Implementation measure: Caltrans level of service studies for State highways are incorporated as part of the General Plan upon the release of each study, and its subsequent updates.

5.00 COUNTY ROADS

5.10 Summary of major findings.

♦ **County roads.** The County has thirteen major collectors and more than one hundred minor collectors.

♦ **County road improvements.** Transportation Plan Map 1 identifies the functional service classification. Transportation Map 2 shows identifies the Community road classification. Maps 3 and 4 indicate the improvements which are required.

♦ **Scheduling County road improvements.** County roads are assessed in the Regional Transportation Plan (RTP). This document, prepared by the Local Transportation Commission (LTC) sets forth the schedule of road improvements.

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TABLE IV - 3

PROPORTIONAL TRAFFIC VOLUME

Major Collectors	
Intercounty traffic	15 %
Intracounty traffic	40 %
Destination traffic	15 %
Local traffic	30 %
Minor Collectors	
Intercounty traffic	5 %
Intracounty traffic	50 %
Destination traffic	10 %
Local traffic	35 %
Local Roads	
Intercounty traffic	0 %
Intracounty traffic	20 %
Destination traffic	10 %
Local traffic	70 %

(Source: Calaveras County Planning Department)

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The General Plan and the Regional Transportation Plan both provide the blueprint for road improvement scheduling. As with any planning document, there are circumstances which are unanticipated that may arise over the life of the document. To ensure necessary flexibility, the Local Transportation Commission may add projects to the schedule of road improvements when such an action is found to be in the interest of the public health, safety, and welfare. Such additions are automatically incorporated into the General Plan by reference, until such time as the next sequence of General Plan amendments permit coordinating the two documents.

♦ **County road usage.** County roads serve different purposes, carry different types of traffic. On the basis of traffic studies, proportional impacts are assigned to County roads as listed in Table IV-3.

♦ **Levels of service.** Base levels of service are to be determined for the nearly 700 miles of county maintained roads. The system, described earlier in this element, will be updated in such a manner that roads are reviewed at least every fourth year, at the time large projects are submitted, or when the number of encroachment permits on a specific road exceeds the threshold established in section 3.00 of this element.

♦ **Solutions to project impacts.** At the time of project consideration by the Planning Commission for subdivisions, use permits, planned development permits, or mining use permits, or at the time a commercial, multiple family residential, recreationally-oriented commercial, or industrial building permit is sought, an assessment of the project's proportional impact on a County road must be completed. In general the impact is related to traffic generated by the project, the traffic's ingress and egress to the project site, and the condition of the road in the vicinity of the project (sight distance, width, surface, structure, or alignment).

- **General improvements.** General improvements include widening the road, improving sight distance, maintaining level of service, or a complete realignment. These are improvements which benefit the public at large, in addition to a specific project, so the cost is shared among those benefitting.

Constructing a road to appropriate standards is accomplished in two steps. The first step consists of general improvements that are required (if any) to attain a base level of service of A, B, or C. The second step is the construction and improvement necessary to meet engineering requirements for the functional service classification. The reason for the separation of the two steps is that it may be possible to attain a "C" or better level of service on regional roads or "adequate" on community roads without the level of reconstruction that the functional service classification might

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require. As indicated in the Community Development element, development and subdivision potential are coordinated with the level of service, not the road reconstruction.

General improvements necessary to reach the functional service classification standards must be considered and financed in relation to the individual road adjacent to the proposed project and the overall road basin. Road basins are categorized into three groups: The road region, road subregion, and individual road.

The road region is the complete network of publicly maintained roads from local roads feeding into minor collectors, several minor collectors which then feed into a major collector, and the major collector feeding into the minor arterial.

The road subregion is the collection of local roads feeding into a minor collector. Individual roads are roads which terminate, or serve only other private roads.

- **Project specific improvements.** Project specific improvements may include the construction of a left turn pocket or an escape lane to accommodate turning vehicles, adequate encroachment width and onsite stacking distance, or traffic control signals.

One issue that the County encounters on a regular basis when reviewing projects is consideration as to when a left turn pocket is required. Caltrans District 10, which includes the County, utilizes a point system for determining when a left turn lane is required. The Caltrans system, combined site-specific consideration, provides a quantifiable set of criteria for determination of the need for a left turn pocket on County roads as well as State highways.

Criteria include design or posted speed, projected peak hour left turns, sight distance, peak hour traffic, traffic composition, accident history, pavement width, site location, as well as other issues.

♦ **Financing County road improvements.** Subdivisions, multiple family residential, commercial, recreationally-oriented commercial uses, mining, and industrial projects and permits are the uses which usually will require both a general improvement and a project specific improvement. The reason is that the traffic generated by one of the listed types of projects tends to be more intense than a single family residence.

For example, a parcel with a single family home, according to County and Caltrans studies, will generate an average daily traffic volume of

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7½ vehicles. If the same parcel is developed with twelve apartments or townhouses, the traffic generated by the same land area increases "average daily traffic" (ADT) to sixty vehicles. If the land is developed for commercial purposes, the volume can be the equivalent of five to twelve vehicles per parking space, which translates to ADT of fifty to 120 for a two thousand square foot commercial structure.

The traffic volume generated by a proposed project or subdivision must be considered in relation to maintaining the present level of service on the road as it passes the project site or intersection with the access road. The ability to access of specific project is a benefit to the project proponent. The cost of ensuring that the level of service is maintained at its present or an improved service level is the responsibility of the proponent.

At the time a specific project is proposed to be located on a County road, the location of project-specific improvements is examined in relation to identified general improvements to the road, and the cumulative effect of continuing development in the project vicinity. If there is a proposed general improvement to the County road which would or could incorporate the project specific improvement required to be financed by the proponent, the County may consider a contribution from public funds to the cost of an improvement if it is found in the Regional Transportation Plan to be a high priority improvement. A general public purpose must be served by the improvement. Table IV-3 provides a means of assessing proportional costs.

Road improvement financing is available from a number of different sources. Table IV-4 shows the sources of road revenues. The cost of road construction is escalating at a rate of between five and ten percent per year. The dollar revenue, which is tied primarily to gasoline taxes and motor vehicle registration is continually decreasing as the public switches to more fuel efficient vehicles, and keep its vehicles for longer periods of time. The trend means reduced gallons of gasoline sold in the State, thus reducing the gasoline tax revenue, plus reduced value of vehicles registered, thus reducing the registration revenue.

♦ **Level of service and future development.** The base level of service for county maintained roads is a reflection of the road condition and its ability to handle increased traffic. The County has established a policy of a "right to develop a single family home on legally existing residential parcels" (see section 12.14, Community Development Element). This "right" is not affected by present base service levels. "Future development" is defined as any subdivision activity, multiple

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TABLE IV - 4

SOURCES OF ROAD IMPROVEMENT FUNDS

Revenue Fund ^{6,7}	1983-84	1984-85	1985-86	1986-87 ⁸	%Chg 86-83
Traffic court fines	\$87,165	\$86,655	\$120,863	\$120,800	+38.59%
Interest	41,951	43,000	53,296	53,000	+26.34%
Highway users tax	743,845	670,220	683,330	653,209	-12.18%
Highway gas tax	147,930	148,686	153,108	159,705	+ 7.96%
Vehicle license fees	282,499	341,568	181,098	154,941	-45.15%
Off-Hwy license fees	309	289	355	400	+29.45%
Lcl Transp Com	153,322	165,604	187,098	154,941	+ 1.06%
Transit assistance	28,934	30,156	16,682	0	N/A ⁹
Forest reserve fund	132,884	61,500	100,762	100,000	-24.75%
Other aid	4,869	4,500	88,567	428,394	N/A
Genl Imprvmnt Fees	68,384	20,000	19,000	20,000	-70.75%
Foran Bill (SB 300)	0	0	578,333	248,779	N/A
Federal Aid (FAS)	0	0	258,198	463,000	N/A
TOTALS -->	\$1,692,092	\$1,572,178	\$2,440,690	\$2,557,169	+51.12%

⁶Source: Calaveras County Department of Public Works

⁷Except as noted, all revenue figures are actual dollar amounts.

⁸Approved 1986-87 Budget

⁹(N/A) Not applicable (percentage is not meaningful).

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family residential (including duplex development), commercial, industrial, and recreationally-oriented commercial development.

For Community area roads, levels of service are tied to the speed at which traffic flows on the roads. Two service levels are defined: "Adequate" or "Inadequate." Criteria are discussed in Chapter 1.00.

For regional roads (also called rural roads), it is found that service levels A, B, C, or Adequate are acceptable for future development. If a road is found to rate with a service level D, E, F, or Inadequate, there are a number of options that may be selected by a potential developer in order to upgrade the road to service level Adequate, C or better.

First, the developer may improve the road at his or her expense so that all connecting access to the subject property is at service level A, B, or C. A developer selecting this option could be reimbursed for expenditures over and above his proportion of the expense. This may be accomplished by execution of an agreement with the County, or establishment of an improvement district to collect from future subdivisions or building permits or both.

A second option is to postpone development until the County initiates an improvement to the affected roads to raise the level of service, and the developer would be assessed only his proportional share of the improvement cost.

The third option is to band together with other property owners in the area and form an improvement district in which each property owner contributes a share of the costs at the same time, which would accumulate the necessary funds for upgrading the level of service on the impacted roads.

5.20 General Plan recommendations.

- 34-GOAL: Maintain and improve existing service levels.
- 34a-Policy: Continue to enforce the design standards of the road ordinance.
- 34b-Policy: Ensure that new subdivision approval, and issuance of commercial, multiple family residential, industrial, and recreationally-oriented use, design, and building permits include measures to maintain or improve levels of service on County roads serving the subject property.
- 34c-Policy: Ensure that the Regional Transportation Plan reflects the road improvements identified in the General Plan.

ROADS (PFS/I)

- 34d-Implementation measure: Amend the Regional Transportation Plan to ensure that County roads that are to be improved include those improvements identified on Transportation Maps 3 and 4.
- 34e-Implementation measure: Continue to enforce the standards of the road ordinance for new road construction or reconstruction of County roads.
- 34f-Implementation measure: Amend the road ordinance to include provisions for improvements required to maintain or improve base levels of service.
- 34g-Implementation measure: Adopt an ordinance similar in scope and content to the existing road ordinance which will apply to the issuance of building, design, use, and mining permits.
- 35-GOAL: Establish a system for road financing related to project specific and general improvements.
- 35a-Policy: Establish a system by which the road impacts of new land development (subdivisions and new construction) can be mitigated on an equitable, proportional basis.
- 35b-Policy: Determine the costs of general road improvement needed to reconstruct roads to the design standards of the road ordinance.
- 35c-Policy: Ensure that there are provisions to update the general improvement costs each year.
- 35d-Policy: Develop an ongoing comprehensive road management program.
- 35e-Implementation measure: Complete an assessment of existing County roads, including the cost of general improvements, the existing level of service, traffic volume, and remaining capacity, so that each County road is subject to comprehensive evaluation every four years.

ROADS (PFS/I)

35f-Implementation measure: Determine the cost of improving County roads to the design standards and assess proportional shares of the improvements to come from the following sources:

- ♦ Intercounty traffic: Federal and State sources;
- ♦ Intracounty traffic: Federal, State, and Regional sources;
- ♦ Destination traffic: Federal, State, Regional, and other tourist-industry or locally-generated sources;
- ♦ Local traffic: the traffic generator.

35g-Implementation measure: Amend the road ordinance so that future development pays a proportional share of the general improvements derived from the "local" usage of a road, and also pays a proportional share of the "intracounty" portion of other roads in the road region and subregion. The following table shall be utilized for assigning proportional share of costs on county roads:

Major Collectors

Intercounty traffic	15 %
Intracounty traffic	40 %
Destination traffic	15 %
Local traffic	30 %

Minor Collectors

Intercounty traffic	5 %
Intracounty traffic	50 %
Destination traffic	10 %
Local traffic	35 %

Local Roads

Intercounty traffic	0 %
Intracounty traffic	20 %
Destination traffic	10 %
Local traffic	70 %

35h-Implementation measure: Review projects to determine whether the proposal warrants project-specific improvements to the County roads in order to maintain the base service level at the subject property. Such improvements may include, and are not limited to left turn pockets, escape lanes, enlarged encroachments, or traffic control devices. Improvements which are required by the project shall be borne by the proponent.

ROADS (PFS/I)

35i-Implementation measure: Permit a subdivider or developer the ability to seek approval of a project on parcels served by regional roads which are at Base Level of Service A, B, or C, or Community service level of "adequate," as long as the subdivider contributes as needed to the general improvement fund for the road region as well as the road serving the subject property to ensure monies are collected to upgrade the road to the standards of the functional service classification.

35j-Implementation measure: When a proposed project is located in a road region which includes roads on which traffic generated by the project will logically travel that are at Base Level of Service D, E, or F, or within a community area in which the road on which the project is located is rated as "inadequate," allow the developer or subdivider the following options in relation to project consideration:

- ▶ Deferral of project consideration until the road is upgraded to Base Level of Service A, B, or C, or "adequate;"
- ▶ Construct at developer expense, the onsite and offsite improvements necessary to all roads impacted by the project that are rated at D, E, or F base service levels, or "inadequate" community road service levels to in order to upgrade the road to service level A, B, or C, or "adequate;"
- ▶ Formation of an improvement district with other property owners in the area to share the cost of upgrading impacted roads to service level A, B, or C, or "adequate."

35k-Implementation measure: If a developer funds the cost of upgrading a road to service level A, B, or C, or "adequate," if the developer desires, permit execution of an agreement to reimburse the developer for expenses above and beyond the required proportional share of upgrading the road to the acceptable service level. Reimbursement may come from fees collected from future subdividers or future building permits issued in the road region. Amend the road ordinance to accommodate the reimbursement process.

ROADS (PFS/I)

6.00 PRIVATE ROADS

6.10 Summary of major findings.

Private roads. Private roads are not eligible for County or public funds. It is important, however, to ensure that new development on private roads does not overburden the road.

Private roads in the County range from fully paved sections that meet the equivalent of County-road design standards to tire ruts through a field. Many private roads which were adequate at the time of original construction are now inadequate due to the lack of maintenance combined with increased use. Others, which were constructed adequately for the original purposes of the road, are now overburdened as increased development occurred in the area.

Private road improvements. Standards for private road improvements are established by the County in the road ordinance. Private roads are not proposed for improvement, unless such an agreement is made among those using the road.

Private roads and public road impacts. Development on a private road also impacts the public road to which the private road is connected. The level of service on the public road must not be degraded as a result of private road development.

Scheduling private road improvements. The County becomes involved in requiring improvements in order to ensure that the private road is capable of providing adequate access in order to support a proposed subdivision or construction project.

Financing private road improvements. The proponent is responsible for the full cost of the required private road improvement that is needed to accommodate the proposed project.

6.20 General Plan recommendations.

36-GOAL: Ensure that all new subdivisions have adequate, legal access.

36a-Policy: Ensure that there is legal access to all new parcels.

36b-Policy: Ensure that new private roads are developed to the standards of the road ordinance.

ROADS (PFS/I)

- 36c-Policy: Ensure that there are provisions to maintain all future private roads.
- 36d-Implementation measure: Approve no subdivision or parcel map unless there is legal access to the subject property.
- 36e-Implementation measure: Continue to enforce the provisions of the County road ordinance for all new subdivisions.
- 36f-Implementation measure: Apply road general improvement fees to planned development permits, use permits, mining use permits and building permits. Amend the county zoning ordinance to include such provisions for road construction related to various permits.
- 36g-Implementation measure: Require all subdivisions which propose new private roads to form mandatory road maintenance entities with provisions for increasing assessments and enforceable collections.
- 37-GOAL: Assure the adequate construction of private roads.
- 37a-Policy: Require that private roads serving future projects and subdivisions are constructed to the appropriate standards of the County road ordinance.
- 37b-Policy: Continue to require adequate access to new subdivisions.
- 37c-Implementation measure: Enforce the County road ordinance.

7.00 ROAD MAINTENANCE

7.10 Summary of major findings.

County and State maintained roads receive funding under the law to accommodate general road maintenance. Noncounty maintained public roads and private roads do not qualify for public funding. At present there are a number of means by which the non-publicly maintained roads can accumulate funds for maintenance:

ROADS (PFS/I)

- ◄ **Informal associations.** These are associations in which property owners voluntarily get together and maintain the road when they feel it is necessary.

- ◆ Points to consider:
 - Entirely voluntary system
 - Control is by the property owners
 - Free from governmental intrusion
 - Assessments are difficult to collect
 - Users are not compelled to participate
 - Disputes must be resolved in Court

- ◄ **Homeowner associations.** These associations are generally formed with the recordation of the subdivision map and deed restrictions. Newer associations are likely to include mandatory provisions for collection of annual assessments.

- ◆ Points to consider:
 - Control is by the property owners
 - Free from governmental intrusion
 - A regular assessment is set by deed restriction
 - Delinquent assessments must be collected by obtaining a Court judgement
 - Provisions for increasing assessments may require hard-to-obtain approvals
 - There are no standards for maintenance or improvements

- ◄ **County Service Areas (CSA).** A CSA is a County-administered special district (also called a "dependent special district") which is operated by the Board of Supervisors. All CSAs in Calaveras County have informal road committees which represent the district property owners to the Board of Supervisors.

- ◆ Points to consider:
 - Assessments are collected with property taxes
 - The district has professional administration
 - There are road standards established
 - Special taxes require 2/3 voter approval (whether or not the voter owns property)
 - The Board of Supervisors may set assessments by resolution without 2/3 vote
 - The district must bear governmental costs

ROADS (PFS/I)

- ◄ **Community Services Districts (CSD).** A CSD is similar to a CSA, except that it is administered by an independent board of directors (also known as an "independent special district") consisting of registered voters within the district, elected by voters of the district.

- ◆ Points to consider:
 - Local control of the district
 - Local control of road standards, speed limits and encroachment or design requirements
 - Assessments collected with property taxes
 - Subject to the expense of governmental administrative costs
 - Special taxes require an election with a 2/3 majority approval, whether or not the voter is a property owner
 - Small districts have higher per capita administrative costs for operations

- ◄ **Community Facilities Districts (CFD).** A CFD is an improvement/maintenance oriented district. A dependent special district, CFDs operate with the Board of Supervisors as the Board of Directors.

- ◆ Points to consider:
 - Assessments are voted upon by property owners whether or not they reside in the district
 - The district can be utilized for financing infrastructure improvements
 - The collection of delinquent assessments is through foreclosure rather than tax sale
 - The district must pay for administrative costs
 - Improvements must meet County standards

◆ **Board policy and road maintenance.** The Board of Supervisors has become disenchanted with County Service Areas. The lack of agreement among those in the district, and the amount of time required to administer the districts are key reasons for the Board's disaffection with the entities. In 1984, the Board reached a consensus that new CSAs should be considered only for those areas in which the property owner-

ROADS (PFS/I)

ship is divided to the point of making a property owner's association impossible to form.

The Board has taken a position that new subdivisions are to include road maintenance provisions via a mandatory property owner association. If special districts are desired, the preference of the Board is that

TABLE IV - 5 ROAD MAINTENANCE AGENCIES		
County Service Areas		
#1 - Rancho Calaveras (a)		#6 - La Contenta (i)
#2 - Bar XX (i)		#8 - Spring Hills (a)
#3 - Circle XX (a)	#10 - El Rancho Loma Serena (i)	
#4 - Diamond XX (a)	#12 - Golden Hills (a)	
#5 - Campo Seco Estates (i)		
a - active; i - inactive; p - pending		
Community Services Districts		
Copper Cove Rocky Road	Three Cent Flat	Lynn Park Acres
Community Facilities District		
#1 - Hathaway Pines (Commercial Way)		

the residents form a Community Services District. One Community Facilities District has been formed in the County. The Board has indicated that its preference is not to become involved in future formations of this type.

7.20 General Plan recommendations.

- 38-GOAL: Establish policies related to road maintenance and formation of special districts related to road maintenance and other infrastructure improvements.
- 38a-Policy: Use alternative methods of mandatory road maintenance and establish criteria as to when one method of road maintenance financing is preferred over another.
- 38b-Policy: Permit the formation of dependent special districts only where there is an existing developed area, and there are too few registered voters to properly operate an independent district.

ROADS (PFS/I)

38c-Policy: Permit the formation of independent special districts (where the Board of Directors is elected from voters residing in the district and the district operates independent of the County government) in areas where there are twelve or more registered voters.

38d-Implementation measure: Approve new County Service Area formation requests only when all of the following criteria are satisfied:

- ♦ The area is no longer under the majority ownership of the original developer,
- ♦ There are less than 12 registered voters,
- ♦ The proposed area is not identified as a target area for inclusion in a CSD sphere of influence by the RTP or LAFCO,
- ♦ There are no feasible alternatives for road maintenance other than CSA formation.

8.00 OTHER ROAD ISSUES

8.10 Summary of major findings.

♦ **Driveway and road encroachments.** A driveway or road encroachment is the intersection between a public road and a private road or driveway. Encroachments may be as simple as an entrance onto ranch lands used occasionally for access or a driveway to a residence, to as complex as an intersection of a private road serving a subdivision with hundreds of lots or a commercial complex generating thousands of vehicles daily. On State highways, encroachments are regulated by Caltrans. On County roads, the encroachments are administered by the Department of Public Works based on standards in the road ordinance. On private roads, unless regulations are established by a special district, there are no standards for encroachments.

Any regularly utilized encroachment must be maintained in a proper condition and constructed with suitable materials in order to avoid damaging the main road surface. Failure to do so causes problems related to drainage of storm water or snow removal operations. Traffic kicking gravel onto the road, which is a safety problem, or causing a breakdown of the pavement edge, which is a maintenance problem, are other major problems associated with substandard encroachments.

♦ **Snow removal.** With Calaveras County's differences in elevation, portions of the County are above the "normal" snow line. In general, the 3,000 foot elevation is considered the normal snow line. The State provides clearing operations on the State Highways. On County roads,

ROADS (PFS/I)

the snow removal responsibility normally rests with the Department of Public Works. Because of the volume of snow and the cost of snow removal, the County does not remove snow from public roads above the 5,000 foot elevation, with the exception of a few roads in Big Trees Village which are slightly above this elevation. The County also does not remove snow from dirt or gravel roads.

Development above the snow line must give consideration to retaining areas for snow removal. This may include undeveloped portions of parcels adjoining parking areas and driveways or larger graded areas along roads.

♦ **Mining and timber production.** Two major resource industries in the County are mining and timber production. Due to the nature of these industries --- they must go to where the resources are located --- there is a tendency for the resources to be extracted on lands in isolated areas located on substandard roads. The two industries generate road revenues for the County in differing fashions.

All mineral extraction operations require Mining Use Permit approval prior to commencement of operations. This provides an opportunity for the project-specific impacts to be examined for each mining operation. Methods of offsetting potential road impacts include assessment of weight fees on the haulage vehicles using a per ton mile formula, as well as requiring improvements related to the encroachment to the mine, or along extremely poor stretches of roads. The periodic nature of mineral extraction projects, and the actual damage to roads need to be considered so that the burden of road mitigation placed upon a mining project is not more than the actual impact of the project on the road.

Timber production in Calaveras County is primarily found on National Forest lands or on private lands within the Timber Production (TP) zone. Accepted timber practices, as defined by the Southern District Forest Practices regulations are permitted uses in the County, and not subject to use permit review. Timber producers and harvesters pay special use taxes based on actual production. The "yield" tax on private timber lands accrues to the General Fund, whereas the timber tax from harvesting of timber of Federal forest lands is divided equally between schools and the County Road Fund.

8.20 General Plan recommendations.

- 39-GOAL: Establish a system of road maintenance agreements for mining.
- 39a-Policy: Determine a method for determining weight and volume impacts on roads from mining vehicle usage.

ROADS (PFS/I)

- 39b-Implementation measure: Prepare a standard agreement to mitigate mining impacts on roads.
- 40-GOAL: Assure adequate development standards for encroachments on public and private roads.
- 40a-Policy: Continue to enforce provisions of the road ordinance related to encroachments for public roads, and roads within special districts established for road maintenance.
- 40b-Implementation measure: Require that encroachments be completed prior to the use or occupancy of any development encroaching onto public roads.
- 40c-Implementation measure: Continue to enforce the road ordinance for encroachment standards on roads within dependent special districts.
- 41-GOAL: Assure adequate areas for snow removal storage.
- 41a-Policy: Above the 3,000 foot elevation, ensure that new development has adequate room retained onsite for storage of snow removed from roads and parking areas.
- 41b-Implementation measure: Continue to enforce the zoning ordinance to require areas for snow storage above 3,000 feet.
- 41c-Implementation measure: Continue to enforce the zoning ordinance related to offstreet parking so vehicles are not parked at roadside which interfere with snow removal operations.

COMMUNITY DEVELOPMENT

V. COMMUNITY DEVELOPMENT ELEMENT

(Refer to "Future Land Use Plan" map at end of document)

This element of the general plan deals with the orderly development of lands in the County for residential, commercial, and industrial uses. Refer to Table V-2 for acreages of community development lands by type.

For General Plan policy within areas with **adopted** community or special plans, see the respective plan documents.

Chapter	Contents
	Summary
1.0	Community Plan Areas
2.0	Special Plan Areas
3.0	Specific Plan Areas
4.0	Angels Sphere of Influence
5.0	Community Centers
6.0	Residential Centers
7.0	Historic preservation
8.0	Recreationally-oriented Commercial
9.0	Businesses in the home
10.0	Legal Nonconforming Uses and Zoning
11.0	Industrial lands
12.0	Future Single Family Residential

COMMUNITY DEVELOPMENT

SUMMARY

The Community Development element identifies areas of the County which are meant for residential, commercial, and industrial development.

The Community Development element establishes policies for land use designations, population density and building intensity. It coordinates the potential development of land with the capacity and service levels of the road system.

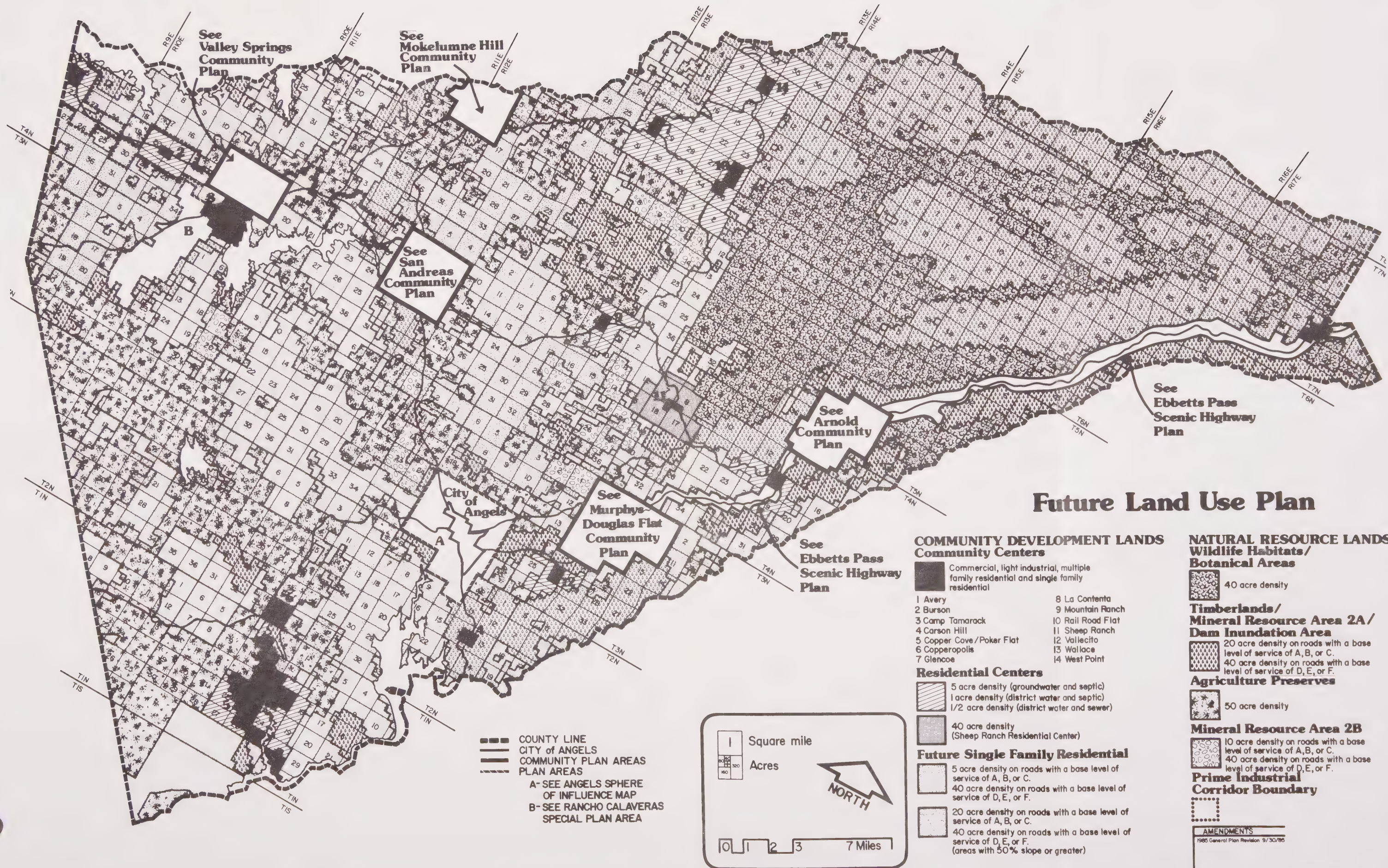
Residential, commercial, and industrial development generate traffic. The volume of existing traffic and projected traffic have an impact on roads. The better the road, the better it is able to accommodate an increase in traffic. Conversely, the poorer the road, the less likely it is to accommodate increased traffic.

The relationship between road capacity and the existing and potential land use to be served by a road must be brought together to obtain a consistent, coordinated and comprehensive land use plan.

Hierarchy of plans. There are four levels of land use areas that are discussed in the Community Development element. The level representing areas of the County in which the most specific and intensive land uses are designated is called a "community plan." The next level in the hierarchy is the "special plan." While it too addresses parcel-specific land uses, a special plan is more limited in the issues addressed. The third level in the hierarchy is a "specific plan." It may address the long list of issues in a manner similar to a community plan, but it generally deals with a smaller area. Each of these three plans is detailed enough to warrant its own separate document. The documents are part of the General Plan in terms of policy review, but not included in the printed General Plan document. The last level is the "community center." This designation is used to denote smaller, less populous towns or residential subdivisions where multiple land uses are permitted, but policies are addressed in the General Plan.

Population Growth. Within the past 130 years, Calaveras County has experienced major changes in terms of population. Historically, the population in the County has had upward as well as downward trends (Refer to Table V-1).

From the height of the Gold Rush days, population in the county steadily declined until bottoming out in 1942. From 1960 to 1980, the population grew by approximately 100 percent. When comparing the annual growth of the County over the last decade and a half, the



COMMUNITY DEVELOPMENT

TABLE V - 1

HISTORIC POPULATION OF CALAVERAS COUNTY

Year	Population ¹	Percent change ²
1900	11,200	---
1910	9,171	-18%
1920	6,183	-33
1930	6,008	- 2
1940	8,221	+37
1950	9,902	+20
1960	10,289	+ 4
1970	13,585	+32
1980	20,710	+52
1986	30,050	+45 3

¹Source: 1900-1980, Decennial Census, Department of Commerce;
1986, Calaveras County Planning Department.

²Percent change from previous ten year period.

³Percent change from previous six year period.

COMMUNITY DEVELOPMENT

TABLE V-2

ACREAGE BY LAND USE CLASSIFICATION

Land use		Acreage ⁴	Totals	Percentage
NATURAL RESOURCE LAND			361,740	54.98%
Wildlife, botanical		72,540		11.02
Timber, Dam area, MRA-2A		143,630		21.83
Agriculture Preserve		122,450		18.61
MRA-2B		23,110		3.51
COMMUNITY DEVELOPMENT LAND			284,230	43.20%
Future single family		184,320		28.01
>50% slope		10,940		1.66
Community centers		3,600		.54
Residential centers		32,030		4.86
Industrial ⁵				
Existing zoning ⁵		8,200		
Prime industrial ⁵		9,480		
Adopted community plans		28,340		4.30
Adopted special plans		25,000		3.79
Angels and its sphere			11,950	1.82
TOTAL COUNTY			657,92	

Numbers do not add to totals due to rounding off

⁴Source: Calaveras County Planning Department, 1986.

⁵Overlaps with other land use areas, therefore, is not included in totals.

COMMUNITY DEVELOPMENT

increase in population from 1980 through 1986 (six year period) was greater than the increase from 1970 through 1980 (a ten year period).

Given the dramatic swings in population that have occurred throughout the history of the County, it is difficult to project the County's population for the long term. The California Department of Finance projects a population level of 32,271 for 1990, and 42,800 for the year 2000.

Land use. The General Plan divides the County into two basic land use categories: Natural Resource Lands, and Community Development Lands. The General Plan is established on a land use capability basis. This means that first, consideration is given to those lands which are most productive when used for resource development, such as agriculture, timber, and mining. The remaining lands which do not fall into a natural resource category are considered for community development.

There are exceptions to this system when existing land use, towns, and the transportation system are examined. From the standpoint of providing necessary development services, such as roads, fire protection, and other facilities and services, it is desirable to direct new development into areas where the services are available. The past development patterns of the County have provided this direction. In areas where there is already existing residential development or communities, the desirability of keeping new growth in the vicinity of existing growth overrides the resource potential of the area.

1.0 COMMUNITY PLAN AREAS

1.10 Summary of major findings.

Community Plan areas are subunits of the County General Plan. Community Plan areas are designated for the areas surrounding and including the larger towns in the County. Plans shown on the Future Land Use Map have been adopted for Arnold, Mokelumne Hill, Murphys-Douglas Flat, San Andreas, and Valley Springs. The Valley Springs Community Plan is the oldest, having been adopted in 1975. All of the other Community Plans were adopted between 1980 and 1984.

Community Plans denote more specific land use designations than are established under the General Plan. The Plan areas designate land use policies, consistent zoning, and associated policies related to resource development, recreation uses, mobile homes, open space, and transportation. Community Plans show, on a parcel by parcel basis, the specific land use.

COMMUNITY PLAN AREAS

The greatest concentration of single family, multiple family, commercial, and industrial land uses are found in Community Plan Areas.

When a Community Plan addresses an issue differently than the General Plan, the Community Plan policy takes precedence over the General Plan. When a Community Plan does not address an issue that is covered within the General Plan, the policies of the General Plan apply.

Road capacity and the capability of roads to handle development are an issue in community plan areas on project-specific basis. The concept of "levels of service" is not applied within a Community Center, Community, Special, or Specific Plan area as it is elsewhere in the County. Within a town area, drivers expect traffic delays caused by turning vehicles, parking vehicles, and the greater number of intersections and encroachments. Levels of service of "Adequate" and "Inadequate" apply in Plan areas.

In order to develop or subdivide to parcels of less than forty acres within a community plan area, a developer or subdivider will be making actual improvements to the road adjoining the project, and potentially other roads which may be impacted by the project. Road improvements may range from widening, left turn lanes, or other physical improvements over the path that traffic will follow. The magnitude of the improvements may postpone a proposed project or possibly result in a denial of the project until road improvements are completed.

Resource production uses (agriculture, timber production, and mineral extraction) are the primary sources of the County's economic viability, other than tourism. These uses may take place within Community Plan Areas provided that consideration is given to the adjoining land uses. A rezoning into a resource production zone (GF, TP, A1, AP, or the ME combining zone) within Community Plan Areas is not a guarantee that a use requiring a conditional use or mining use permit would automatically be approved. Close consideration must be given to the more intensive uses normally found in the Community Plan Areas and the impact of the resource use on the normal Community Plan Areas uses.

A rezoning into a resource district is considered to be compatible with the Community Plan Areas.

1.20 General Plan recommendations.

42-GOAL: Ensure that areas of the County in which major growth is occurring specify development and related policies specified in a community plan.

COMMUNITY PLAN AREAS

- 42a-Policy: Identify major community areas, and show the boundaries of the adopted community plans on the future land use map.
- 42b-Policy: Consider requests from residents of major community areas not presently incorporated into a community plan for future community plans.
- 42c-Policy: Assure that community plans are kept current and consistent with local issues and community values.
- 42d-Policy: Encourage the inclusion of policies within community plans which prescribe how the plan is to be amended.
- 42e-Policy: Unless otherwise addressed in a community plan, ensure that road service levels are not degraded to less than a "C" or "Adequate" level by new development or subdivisions.
- 42f-Implementation measure: Identify on the future land use map the community plan areas of Arnold, Mokelumne Hill, Murphys-Douglas Flat, San Andreas and Valley Springs.
- 42g-Implementation measure: When requested by a representative group of residents, consider new community plan areas for regions generally meeting the following criteria:
- ◆ Population base of 1,500 or more,
 - ◆ A percentage increase in population over 1980 of more than the County's percentage growth rate in the same period,
 - ◆ An area representing a minimum of nine square miles that is logically tied together geographically and socially.
- 42h-Implementation measure: Review and update community plans every five years or as needed.
- 42i-Implementation measure: Permit amendments to community plans as allowed by State law.
- 42j-Implementation measure: Utilizing the criteria in Chapters 4.00, 5.00, and 6.00 of the Public Facilities and Services element, ensure that traffic impacts of all new development are mitigated, unless the Community Plan specifically exempts such requirements.

SPECIAL PLAN AREAS

2.0 SPECIAL PLAN AREAS

2.10 Summary of major findings.

Special Plans are a subunit of the General Plan and are intended to serve areas in which there are specific issues, architectural or historic characteristics, or scenic resources which warrant a more detailed determination of policies than are found in the General Plan.

Special plans may designate parcel-specific land uses, consistent zoning, and are also areas where small-lot single family residential, multiple family residential, commercial, and industrial uses are possible, provided that such land uses are one of the Special Plan issues that are discussed in plan policies.

Special Plans are utilized primarily by larger subdivisions, scenic highway corridors, and general areas of the County which are tied together by some common bond. The County has adopted the Ebbetts Pass Scenic Highway Plan (land use and design review, 1984) and the Rancho Calaveras Special Plan (land use and mobile homes, 1984), and identifies a future Special Plan for the County Airport area.

When policies in a Special Plan differ from the policies of the General Plan, the Special Plan policies take precedence. When there are issues that are not addressed in a Special Plan, the policies of the General Plan are in effect.

Road capacity and the capability of roads to handle development are an issue in some special plan areas on project-specific basis. If the special plan is for a portion of a town, a subdivision, or a developed area, the concept of "levels of service" is not applicable, in that within a town area, drivers expect traffic delays caused by turning vehicles, parking vehicles, and the greater number of intersections and encroachments. If the special plan is for a broad general area, such as a scenic highway plan, then levels of service have an effect on future development and subdivision activity.

In those special plan areas where levels of service do have an effect on future development or subdivision activity creating parcels of forty acres or less, development is limited to roads with acceptable service levels of A, B, or C. In other special plan areas, the ability to develop or subdivide within a community plan area, a developer or subdivider will be making actual improvements to the road adjoining the project, and potentially other roads which may be impacted by the project. Road improvements may range from widening, left turn lanes, or other physical improvements over the path that traffic will follow. The magnitude of the improvements may postpone a proposed project or

SPECIAL PLAN AREAS

possibly result in a denial of the project until road improvements are completed.

Resource production uses (agriculture, timber production, and mineral extraction) are the primary sources of the County's economic viability, other than tourism. These uses may take place within Special Plan Areas provided that consideration is given to the adjoining land uses. A rezoning into a resource production zone (GF, TP, A1, AP, or the ME combining zone) within Special Plan Areas is not a guarantee that a use requiring a conditional use or mining use permit would automatically be approved. Close consideration must be given to the more intensive uses normally found in the Special Plan Areas and the impact of the resource use on the normal Special Plan Areas uses.

A rezoning into a resource district is considered to be compatible with the Special Plan Areas.

2.20 General Plan recommendations.

- 43-GOAL: Ensure that areas of the County in which there are unique resource or development related policies or issues are given consideration in a special plan.
- 43a-Policy: Identify areas with adopted special plans and show the boundaries on the future land use map.
- 43b-Policy: Consider requests from area residents for preparation of new special plans.
- 43c-Policy: Assure that special plans are kept current and consistent with special plan issues and values.
- 43d-Policy: Encourage the inclusion of policies within special plans which prescribe how the plan is to be amended.
- 43e-Policy: Unless otherwise addressed in a special plan, ensure that road service levels are not degraded below level "C" or "Adequate" by new development or subdivisions.
- 43f-Implementation measure: Identify on the future land use map special plan areas for the Calaveras County Airport (future), Ebbetts Pass Highway, and Rancho Calaveras.

SPECIAL PLAN AREAS

- 43g-Implementation measure: When requested by a representative group of residents, consider new special plans for areas meeting the following criteria:
- ♦ Where there is a general consensus that specific issues need to be addressed, or
 - ♦ Where there is unique scenic, historic, or architectural characteristics, or
 - ♦ Where there is a service, issue, or requirement of the area which needs to be addressed in more detail than is found in the General Plan.
- 43h-Implementation measure: Review and update special plans every five years or as needed.
- 43i-Implementation measure: Permit amendments to special plans as allowed by State law.
- 43j-Implementation measure: Utilizing the criteria in Chapters 4.00, 5.00, and 6.00 of the Public Facilities and Services element, ensure that traffic impacts of all new development are mitigated, unless the Special Plan specifically exempts such requirements.

3.0 SPECIFIC PLAN AREAS

3.10 Summary of major findings.

A Specific Plan is a mini-general plan that is established for a limited area (generally 200 or more acres) where multiple land uses are proposed. A specific plan differs from a special plan in that it is generally initiated at the request of an individual or small group of property owners. Specific plans can designate land use, zoning, road improvement standards, infrastructure financing, and tentative subdivision maps.

The purpose of a specific plan is to provide the County with a long term comprehensive development plan for an area, and to provide a written means of assuring a consistent and long term development plan for the property owners or developers. A specific plan is far more comprehensive than a special plan, and its contents are regulated by State law as well as County policy.

At the present time, there are no specific plans that have been adopted in Calaveras County. There are several areas for which property owners are considering such a plan to meet long term development needs.

SPECIFIC PLAN AREAS

While the cost of a specific plan is borne by the developer or proponent, the dollars expended in drafting and adopting the study, as well as associated environmental review, may be recovered through the collection of special fees at the time of future development. Such a provision must be included in the Plan and approved by the Board of Supervisors.

Specific Plans may be amended using the process related to amending a General Plan. Specific plans may include policies related to future or possible amendment.

When there is an issue that the Specific Plan addresses differently from the General Plan, the policies of the Specific Plan take precedence over the General Plan. When an issue is not addressed in a Specific Plan, the policies of the General Plan are applied to the issue.

Specific Plans are able to address road issues from a fresh perspective, as the Plan is generally dealing with undeveloped land. Under state specific plan law, it is required that the roads and means of financing be included in the Plan itself.

Resource production uses (agriculture, timber production, and mineral extraction) are the primary sources of the County's economic viability, other than tourism. These uses may take place within Specific Plan Areas provided that consideration is given to the adjoining land uses. A rezoning into a resource production zone (GF, TP, A1, AP, or the ME combining zone) within Specific Plan Areas is not a guarantee that a use requiring a conditional use or mining use permit would automatically be approved. Close consideration must be given to the more intensive uses normally found in the Specific Plan Areas and the impact of the resource use on the normal Specific Plan Areas uses.

A rezoning into a resource district is considered to be compatible with the Specific Plan Areas.

3.20 General Plan recommendations.

- 44-GOAL: Encourage the use of specific plans for long term, comprehensive development programs.
- 44a-Policy: When a proponent proposes a development on more than two hundred acres, involving multiple land uses, and a completion time of more than three years, recommend a specific plan for the project.
- 44b-Policy: Incorporate specific plans into the General Plan and identify the boundaries on the future land use map.

SPECIFIC PLAN AREAS

- 44c-Policy: Encourage the inclusion of policies within specific plans which prescribe how the plan is to be amended.
- 44d-Policy: Allow proponents of specific plans, if desired, to recover costs of the plan development and environmental review with fees assessed on a basis included in the plan.
- 44e-Implementation measure: Utilize specific plans for projects meeting all of the following criteria:
- ♦ An area of two hundred acres (although areas of smaller, but intensive multiple use development may also be considered),
 - ♦ The project for which the specific plan is proposed to be prepared will be developed over a period exceeding three years,
 - ♦ The proposal involves multiple land uses,
 - ♦ The proposal is initiated for lands under the control of a limited numbers of different property owners.
- 44f-Implementation measure: Show adopted specific plans on the future land use map.
- 44g-Implementation measure: Permit amendments to specific plans as allowed by State law.

4.0 CITY OF ANGELS SPHERE OF INFLUENCE

4.10 Summary of major findings.

Surrounding the City of Angels is an area of land which is included in the City's General Plan as its ultimate incorporated boundaries. This area is called the "Angels Sphere of Influence." In many ways, its relationship to the County General Plan is that of a special plan.

The land use classifications, consistent zoning districts, and the development policies are all included in the City of Angels General Plan. The City's land use map for the area is incorporated into the County General Plan. While Calaveras County has legal jurisdiction over the unincorporated area of the sphere of influence, subdivisions, rezoning, and permits in this area are coordinated with City policies and recommendations, because the lands may ultimately be within the City limits.

CITY OF ANGELS SPHERE OF INFLUENCE

Changes to the County General Plan in relation to the Angels Sphere of Influence also require corresponding changes to the City's General Plan.

The City has considered road issues in relation to making recommendations to the County concerning proposed projects located in the Sphere of Influence. A combination of level of service, along with the City position concerning development on roads within the sphere is a part of project review in this area.

Resource production uses (agriculture, timber production, and mineral extraction) are the primary sources of the County's economic viability, other than tourism. These uses may take place within Angels Sphere of Influence provided that consideration is given to the adjoining land uses. A rezoning into a resource production zone (GF, TP, A1, AP, or the ME combining zone) within Angels Sphere of Influence is not a guarantee that a use requiring a conditional use or mining use permit would automatically be approved. Close consideration must be given to the more intensive uses normally found in the Angels Sphere of Influence and the impact of the resource use on the normal Angels Sphere of Influence uses.

A rezoning into a resource district is considered to be compatible with the Angels Sphere of Influence.

4.20 General Plan recommendations.

- 45-GOAL: Incorporate the Angels Sphere of Influence, its land use designations, zoning, and development policies in the County General Plan.
- 45a-Policy: All projects to be considered by the County that are located within the Angels Sphere of Influence shall be forwarded to the City for review and comment.
- 45b-Policy: Ensure consistency between the City and County when considering General Plan amendments to the Angels Sphere of Influence.
- 45c-Implementation measure: Adopt the City of Angels Sphere of Influence map as the land use map for the area.

CITY OF ANGELS SPHERE OF INFLUENCE

45d-Implementation measure: Require concurrent application to the City when General Plan amendments to the Angels Sphere of Influence are submitted to the County. Take no action on the County application until the City approves the application submitted for its consideration.

45e-Implementation measure: Adopt Table V-3 as the population densities, building intensities, and consistent zones for the Angels Sphere of Influence.

TABLE V - 3

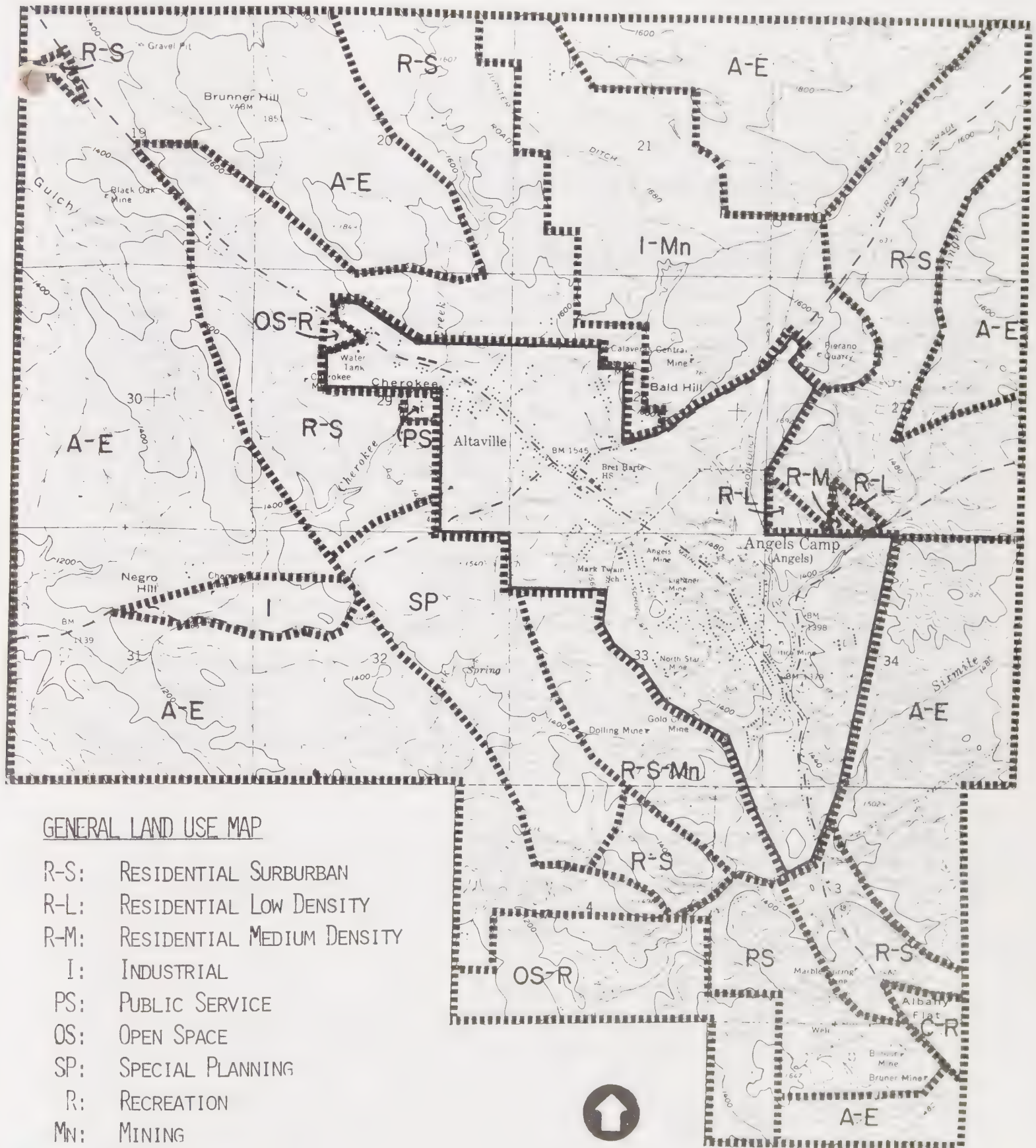
CITY OF ANGELS, SPHERE OF INFLUENCE

LAND USE DESIGNATION Public services	Consistent zones	Population density ⁶	Building intensity ⁷
Residential suburban No matter which services	A1 RA	.13 .26	20.00 5.00
Low density residential Public water, septic or sewer Well water and septic	RR RA, RR-5	2.56 .13	1.00 5.00
Medium density residential Public water and sewer Public water and septic Well water and septic	R1-7200 R1-1, RR RR-5	15.36 2.56 .26	.16 1.00 5.00
Agriculture estates	A1	.13	20.00
Industrial Public service Mining Commercial-recreation	M1,M2,M4 PS ME REC, RC	Same as Community Centers Same as Industrial Combining zone, no effect Same as Commercial	
Special planning: Special or Specific Plan required prior to zoning The Rural Home Industry zone is consistent with RR, RA, A1, AP, GF, TP. Resource zones (A1, AP, GF, TP and ME) are consistent in all designations. The PS zone is consistent in all designations.			

⁶Persons per acre.

⁷Acres per single dwelling unit.

CITY OF ANGELS SPHERE OF INFLUENCE



GENERAL LAND USE MAP

- R-S: RESIDENTIAL SUBURBAN
- R-L: RESIDENTIAL LOW DENSITY
- R-M: RESIDENTIAL MEDIUM DENSITY
- I: INDUSTRIAL
- PS: PUBLIC SERVICE
- OS: OPEN SPACE
- SP: SPECIAL PLANNING
- R: RECREATION
- MN: MINING
- A-E: AGRICULTURAL ESTATES
- C-R: COMMERCIAL RECREATION

SPHERE OF INFLUENCE

5.0

COMMUNITY CENTERS

5.10

Summary of major findings.

The designation "Community Center" is assigned to the smaller towns for which community, special, or specific plans have not been prepared. Community Center means that this is an area where single family residential, multiple family residential, commercial, industrial, and additional centralized community activities and land uses should be located outside of Community, Special, or Specific Plan areas. The areas designated as Community Centers on the General Plan Future Land Use Map tend to follow the boundaries of the original townsites or subdivision maps. Nothing in the Plan, however, prohibits the inclusion of resource production zones within a Community Center.

Other than Community, Special, or Specific Plan areas, Community Centers tend to be the center of regional life in the County. In general, one may find a post office, general store, or perhaps a gas station, community bulletin board, or town hall in the area.

The community center provides the location for new commercial, light industrial or multiple family residential zoning or uses outside of community, special, and specific plan areas. These three classes of land use are collectively known as "intense" land uses or zones. When the intense land uses are grouped together in a location off of the main road in a community center, the area shall be known as a "Community Center Service Cluster."

Public facilities and services are generally available within Community Centers allowing the more intensive land usage that is generated by multi-family, commercial, and light industrial uses. Essential public facilities and services within Community Centers are adequate roads, water supply, method of sewage disposal, and the availability of fire protection services.

Community centers fall into two classes of size. There are Community Centers that are relatively large towns for which community plans or special plans have not been prepared. These include Avery, Copper Cove and Lake Tulloch, La Contenta, Mountain Ranch, and West Point. With the exception of Copper Cove/Lake Tulloch and La Contenta, the others are the County's larger townsites, with the exception of Community or Special Plan areas. Each of the Community Centers are served by a main road (major collector or minor arterial) and a number of feeder roads (minor collector or connector roads). Because of the central locations and the existing development patterns, the communities can support mul-

COMMUNITY CENTERS

multiple family residential, commercial, and light industrial development at sites not located directly on the main roads.

Other community centers (Burson, Camp Tamarack, Carson Hill, Copperopolis, Glencoe, Rail Road Flat, Sheep Ranch, Vallecito, and Wallace) consist primarily of existing development along the major collector or minor arterial with few or no side streets other than easements showing on townsite maps. Within these Community Centers, it is prudent to retain multiple family residential, commercial, and light industrial land uses on the minor arterials or major collectors (through) roads.

Public attitude surveys conducted while preparing the 1982 revision to the General Plan, and also conducted during the preparation of a number of community plans, placed a high emphasis on preventing the continuation of commercial development outside of towns or residential subdivisions.

Isolated development, which tends to collect along major roads is sometimes called "strip commercial development." Most of the isolated commercial development is located on State highways and major County collectors. Limited occurrences in the past generally have not created the problems of unsightly development on scenic routes, or the traffic impacts of vehicles entering or exiting from a two lane road which other rural mountain counties have experienced.

Resource production uses (agriculture, timber production, and mineral extraction) are the primary sources of the County's economic viability, other than tourism. These uses may take place within Community Centers provided that consideration is given to the adjoining land uses. A rezoning into a resource production zone (GF, TP, A1, AP, or the ME combining zone) within Community Centers is not a guarantee that a use requiring a conditional use or mining use permit would automatically be approved. Close consideration must be given to the more intensive uses normally found in the Community Centers and the impact of the resource use on the normal Community Centers uses.

A rezoning into a resource district is considered to be compatible with the Community Centers.

5.11 Siting multiple family residential, commercial, and industrial parcels within community centers.

In order to prevent strip commercial development from occurring, it is advisable to "cluster" the more intensive land use areas within community centers. The cluster concept would permit siting of multiple family residential, commercial, and industrial land uses on roads classified as a "connector," or "local roads." In order to ensure that

COMMUNITY CENTERS

"spot" zones are not designated, a more comprehensive analysis is required.

In reviewing proposals for intense zones or clusters of intense zones, consideration must be given to existing and potential land use, not only on the subject property for which zoning is to be applied, but also to adjoining parcels, and parcels located between the subject property and the main access road to the community center. The availability of public facilities and services such, as water supply, sewage disposal, fire protection, also provide constraints to the population density and building intensity.

Zoning should not permit development at a level of intensity and density that is in excess of that allowed by available services. This may be controlled by limitations on the population density (number of units per acre or square feet) or limitations on lot coverage.

5.12 Road issues.

Road capacity and the capability of roads to handle development are an issue in community centers on project-specific basis. The concept of "levels of service" is not applicable, in that within a town area, drivers expect traffic delays caused by turning vehicles, parking vehicles, and the greater number of intersections and encroachments.

Levels of service within a Community Center are defined differently than in rural areas. Speed is the key difference. In the rural areas, a minor arterial or major collector with a low travel speed is unacceptable. Within a community center, this is a desired speed. The issues addressed in the preceeding paragraph all have an impact on the actual speed by which drivers travel through a Community Center.

Speeds on through roads are one of the multiple criteria used to determine "adequate" levels of service. To support single family residential subdivision approval, or multiple-family residential, commercial, and light industrial development, a road must be rated as "adequate," or improved to an "adequate" rating.

In order to develop commercial, multiple family residential, or light industrial parcels, or to subdivide to parcels of less than forty acres within a community center, a developer or subdivider may be making actual improvements to the road adjoining the project, and potentially other roads which may be impacted by the project. Road improvements may range from widening, left turn lanes, or other physical improvements over the path that traffic will follow. The magnitude of the improvements may postpone a proposed project or possibly result in a denial of the project until road improvements are completed. The key

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to access is that the road must be at an adequate level of service before the zoning can take effect.

There will be situations in which a developer undertakes road improvements that provide benefits to parcels other than his own. If this is the case, the road ordinance provides for a means of proportional reimbursement from the property owners of the other parcels deriving benefit at the time a building permit for those parcels is issued. This arrangement shall be completed concurrently with the application for rezoning that initiates the requirement for road improvements.

5.20 General Plan recommendations.

46-GOAL: For areas not located within community, special, or specific plan boundaries, maintain and reinforce Community Centers in the County as the central focus of local multiple family residential, light industrial, and other community activities.

46a-Policy: Designate the following as Community Centers:

- | | |
|---------------------------|--------------------|
| 1. Avery | 8. La Contenta |
| 2. Burson | 9. Mountain Ranch |
| 3. Camp Tamarack | 10. Rail Road Flat |
| 4. Carson Hill | 11. Sheep Ranch |
| 5. Copper Cove/Poker Flat | 12. Vallecito |
| 6. Copperopolis | 13. Wallace |
| 7. Glencoe | 14. West Point |

46b-Policy: Future multiple family residential and commercial developments and zoning shall be located only within Community Centers, or areas with adopted community, specific, or special plans. Refer to Goal 51 for exceptions to this policy.

46c-Policy: In addition to community, special, or specific plan areas, and the prime industrial corridor, future light industrial development and zoning may be located within Community Centers.

46d-Policy: Require that all requests for zone changes, use permits, or building permits for multiple family residential development be considered only within Community Centers or areas with adopted community, specific, or special plans, except as otherwise noted under Goal 51.

COMMUNITY CENTERS

- 46e-Implementation measure: Require that requests for zone changes, use permits, or building permits for multiple family residential development within Community Centers be considered only when such development is proposed to be located on parcels for which the road on which the subject property has frontage is defined as a Through or Connector Community road, that is rated as "adequate," or may be improved to "adequate" standards.⁸
- 46f-Implementation measure: There shall be a maximum density of twelve units per acre for multiple family residential construction located on parcels served by a public water and a public sewer system.
- 46g-Implementation measure: There shall be a maximum density of six units per acre for multiple family residential construction located on parcels served by a public water system and private septic system, provided that the sewage disposal system is maintained in conformance with the policies of the General Plan Safety element.
- 46h-Implementation measure: Requests for a change of zoning, use permits or building permits for commercial or light industrial construction shall be permitted only in Community Centers, the prime industrial corridor, or areas with adopted community, specific, or special plans, except as otherwise noted under Goal 51 or Goal 52.
- 46i-Implementation measure: Require that requests for zone changes, use permits, or building permits for commercial or light industrial development within Community Centers be considered only when such development is proposed to be located so that the public road which provides access to the site is a road classified as a Through community road rated as "adequate," or may be improved to "adequate" standards.⁸

⁸This measure shall not apply when there are applicable policies in an adopted community, specific, or special plan, as otherwise noted under Goal 51, or as otherwise applicable under implementation measure 46m.

COMMUNITY CENTERS

46j-Implementation measure: Consider general plan amendments to expand community centers when all of the following criteria are satisfied:

- ♦ The proposal is accompanied by a specific project application, and
- ♦ The area to be added to the community center is contiguous and forms a logical boundary, and
- ♦ The proposed land use and zoning meet the policy requirements for community centers.

46k-Implementation measure: Within community centers, apply the project specific criteria of Chapters 4.00, 5.00, and 6.00 of the Public Facilities and Services/Roads element to all new development and subdivision activity.

46l-Implementation measure: Consider applications for new Community Centers when all of the following criteria are satisfied:

- ♦ The area is centered around and includes an existing townsite or residential subdivision;
- ♦ There are existing multiple family residential, commercial and/or light industrial land uses;
- ♦ The area is within a fire protection district;
- ♦ The area is served by a public water system.

46m-Implementation measure: In considering approval of zone changes to multiple-family residential, commercial, or light industrial zones for parcels that are not located with access derived from a road with a functional service classifications of "through" or "connector," all of the following criteria shall be satisfied:

- ♦ The subject property shall be within the Avery, Copper Cove/Lake Tulloch, La Contenta, Mountain Ranch, or West Point Community Centers; and
- ♦ The planning commission shall define the boundaries of the Community Center Services Cluster within the community centers identified above.
- ♦ The proponent shall submit with the application for rezoning a preliminary plan prepared to the specifications of the planning director providing the necessary information concerning access and public facilities and services.
- ♦ Prior to the effective date of the proposed rezoning, the proponent shall post improvement security satisfactory to the County to cover the cost of said improvements based on approved the preliminary plans.

6.0

RESIDENTIAL CENTERS

6.10

Summary of major findings.

Community Centers often have concentrations of population, and the availability of public facilities and services. Due to these characteristics, Community Centers have some influence over surrounding land uses. This normally places pressure on adjoining lands to be subdivided into residential areas. Because of this trend, a Residential Center" is designated around community centers.

Residential Centers denote two characteristics in relation to land use. First, the center is the area where residential development (one to five acre densities) often takes place outside of plan areas or community centers. This may include the existing extent of residential subdivisions within residential centers, or the logical expansion of residential areas from the surrounded community center. The residential use within a Residential Center takes precedence over natural resource characteristics of the areas.

The second characteristic is that as the County continues to grow, portions of a Residential Center may be considered as logical extensions of community centers. This expansion of community centers is discussed in chapter 5.0, Community Centers.

There are also situations where Residential Centers may be considered for expansion. Expansion should be logical, contiguous boundaries with consideration given to the existing subdivided nature of the area, or whether the proposed expansion of the Residential Center will take in an area suitable for residential development.

Community character. Calaveras County is comprised of a diversity of communities, each, having localized values. A large determinant of community character is the size of parcels within the area. Attitude surveys have indicated that there is a wide disparity among communities in the County as to their preference for minimum residential parcel sizes with some communities having a stronger consensus for certain desired parcel sizes. In this respect, the general plan may reflect such preferences.

During the preparation of the 1982 General Plan revision, the consensus of residents in the Sheep Ranch area was that the Residential Center surrounding that community center should be retained in large parcel sizes. Forty acres was determined by the residents to be the desired parcel size for the area. Residents of other areas of the County may apply for General Plan amendments to obtain parcel sizes for

RESIDENTIAL CENTERS

residential centers that are larger than the parcel sizes otherwise established by Plan policies.

Base level of service, described in §1.20 of the Public Facilities and Services element, is an effective measurement within Residential Centers. To ensure orderly growth within Residential Centers, subdivisions with parcels of less than forty acres are limited to roads with A, B, or C service levels.

Resource production uses (agriculture, timber production, and mineral extraction) are the primary sources of the County's economic viability, other than tourism. These uses may take place within Residential Centers provided that consideration is given to the adjoining land uses. A rezoning into a resource production zone (GF, TP, A1, AP, or the ME combining zone) within Residential Centers is not a guarantee that a use requiring a conditional use or mining use permit would automatically be approved. Close consideration must be given to the more intensive uses normally found in the Residential Centers and the impact of the resource use on the normal Residential Centers uses.

A rezoning into a resource district is considered to be compatible with the Residential Centers.

6.20 General Plan recommendations.

- 47-GOAL: Utilize residential centers around community centers to indicate areas best suited for single family residential use.
- 47a-Policy: Show areas around community centers where there is a desirability for single family residential development in the residential center.
- 47b-Policy: Consider amendments to community center residential centers on a case-by-case basis.
- 47c-Policy: Assure that community character remains in keeping with local preference.
- 47d-Implementation measure: Using the following criteria, establish the boundaries of residential centers around each of the identified applicable community centers:
- ♦ The area is contained within a fire protection district or public water district,
 - ♦ The area is located within one-half mile of a minor arterial or major collector,
 - ♦ The area is socially and geographically tied to the nearest Community Center.

RESIDENTIAL CENTERS

- 47e-Implementation measure: Applications for new subdivisions within residential centers shall not exceed densities of:
- ♦ one dwelling unit per five acres for parcels with domestic water wells and individual septic systems;
 - ♦ one dwelling unit per one acre for parcels with public water supply and individual septic systems;
 - ♦ one dwelling unit per one-half acre for parcels with public water supply and public sewage disposal.
- 47f-Implementation measure: Ensure that subdivisions with parcels of less than forty acres in size take place on roads with service levels of A, B, or C.
- 47g-Implementation measure: When all of the criteria in implementation measure 47d are applicable, consider amendments to Residential Centers.
- 47h-Implementation measure: Establish a maximum density of one dwelling unit per forty acres within the Sheep Ranch Residential Center.
- 47i-Implementation measure: Rezone Sheep Ranch Residential Center lands within the Unclassified zoning district or upon which there are inconsistent zoning districts into a district consistent with this policy.
- 47j-Implementation measure: When petitioned by a representative majority of property owners in a proposed or existing residential center, give consideration to allowing a density of less than one dwelling per five acres as the density for the area if it represents the desired community character.

7.0 HISTORIC PRESERVATION

7.10 Summary of major findings.

Much of Calaveras County was initially developed during the Gold Rush era. Many representative buildings are still standing and in use at the present time. Preservation of the character of the Mother Lode historic structures has received much support and activity in recent years. Historic preservation is considered to be a major priority in many of the County's Community Centers and townsites. The historic character of many communities attract visitors from outside the area,

HISTORIC PRESERVATION

providing a strong base for the tourist/visitor economy and the desirability of the County as a tourist destination.

7.20 General Plan recommendations.

- 48-GOAL: Preserve the existing historic character of the County.
- 48a-Policy: Encourage property owners to preserve and maintain structures of historic character.
- 48b-Policy: Encourage coordination between the County, State and property owners to enable structures to be preserved, enhanced and maintained with the use of grant funds, tax credits, or other means of historic preservation.
- 48c-Implementation measure: Amend the County's building code to include the use of the Historic Building Code.
- 48d-Implementation measure: Support, when requested by local groups, the formation of historic districts.
- 48e-Implementation measure: Inform, encourage, and assist, interested groups of the availability of federal, state, or local funds for historic preservation.
- 48f-Implementation measure: Designate a County Historic Preservation coordinator to work with interested groups, state agencies, and serve as an information source for historic preservation benefits.

8.0 RECREATIONALLY-ORIENTED COMMERCIAL

8.10 Summary of major findings.

Because of the abundance of recreation resources in Calaveras County, there exist certain commercial uses which provide support facilities to recreation areas. Examples of this type of commercial development include campgrounds, boat rentals or storage, and camping equipment sales or rental.

With the constant increase in recreation-oriented visitor traffic, it is likely that additional recreationally-oriented commercial development will be needed.

RECREATIONALLY-ORIENTED COMMERCIAL

There is a fine line that is established between a recreationally-oriented commercial development and general commercial development. Items which can be made available for sale in a bait and tackle shop, for example, can also be sold concurrently with milk, alcoholic beverages, and related food items found in a grocery store or convenience market. There is no reasonable means by which the two examples can be separated.

A certain use may be "location-specific." A parcel with a large natural feature that could be a privately owned and operated recreation attraction does not necessarily have the advantage of locating in a Community Center or area with adopted community or special plan. This type of recreation use is considered to be acceptable as a recreationally-oriented commercial development located at the site of the activity. Examples include caves, lakes, or rivers.

Another example of site-specific recreation development includes a tent or recreation vehicle campground. The use needs to be located in an area where the County visitor is likely to seek camping facilities. The areas closest to the major lakes, forests, and other recreation resources may not be located in Community Centers, so that a campground is considered an acceptable commercial development to be located outside of these "normal" commercial areas.

As recreation resources are developed over the life of the General Plan, it is impossible to specifically determine where recreationally oriented commercial development should be located. While the flexibility of a case-by-case review is appropriate, consideration needs to be given to ensure that only true recreation uses are permitted in areas where general commercial development is not allowed under policies in the Plan.

8.11 Destination uses.

Destination uses are recreation sites that are privately operated, or operated by private concession to which a County visitor will travel for recreation purposes. This category includes lakes, rivers, caves, forests, parks, ski facilities, or resorts. Destination areas should be encouraged to be master planned or phased so that the eventual long term development of the area can be orderly and not a means of circumventing General Plan policies related to siting commercial zoning and uses.

Accompanying destination uses may be accessory uses, which are individual businesses or services which provide a direct service to those visitors traveling to a destination use. Specifically, accessory uses

RECREATIONALLY-ORIENTED COMMERCIAL

are a part of a destination use. Examples of accessory uses include a concession stand located at a ski area, a marine fuel station located at a marina which also sells boating accessories, a convenience store with laundromat at a campground, or a restaurant located within a motel or hotel. Accessory uses are located within a destination use area.

8.12 Indirect uses.

Indirect uses are general commercial type businesses which serve, but are not a direct part of recreation resources. An example of this could be a bait and tackle shop located near Lakes Hogan, Camanche, and Pardee. Another example could be a sporting goods store which sells and rents ski equipment in the winter, hunting, fishing, and camping equipment in the summer.

Indirect uses are considered general commercial land uses and shall be located in areas where commercial uses are permitted by the policies of the General Plan. Indirect uses do not qualify for Recreation zoning.

8.13 Planned recreation development.

Some recreation developments are proposed to ultimately reach a larger scale than the first phase to be constructed. Rather than have a proponent continually apply to the County to expand the use, it is a more efficient review of the proposed land use to allow an application for the ultimate project to obtain one approval, with development scheduled to be constructed in phases.

8.14 Road capability.

Recreation uses must be located where the recreation resources are located. This means that there are situations which will commonly occur when a recreation use is located on a road with a level of service of D, E, or F. Recreation uses are important to the economy of the County. While revenue producers, the money generated by recreation development generally will not be of a sufficient level to economically impose a complete improvement of the access road on the proponent. As an alternative, the County must ensure that the project-specific improvement requirements expressed in Section 4.00 and 5.00 of the Public Facilities and Services element are assessed and resolved in relation to the seasonal, direct and indirect impact of the recreation resource.

RECREATIONALLY-ORIENTED COMMERCIAL

8.20 General Plan recommendations.

- 49-GOAL: Encourage development of destination recreationally-oriented commercial development.
- 49a-Policy: Enable recreationally-oriented destination businesses to locate in appropriate areas of the County.
- 49b-Policy: Encourage master planned recreation developments that propose the long term use and development of a recreation resource.
- 49c-Implementation measure: Identify locations in the County on the Recreation map (in the Natural and Archaeological Resources element), such as National Forest, State Parks, public recreation areas, or caves, which are appropriate for destination recreationally-oriented commercial development.
- 49d-Implementation measure: Consider approval of conditional use permits for recreationally-oriented destination uses which meet the findings of this section.
- 49e-Implementation measure: Amend the Recreation zone in the County's zoning code to meet the requirements of this goal.
- 49f-Implementation measure: Amend the Recreation zone in the County's zoning code to include provisions for planned recreation developments.
- 49g-Implementation measure: Do not permit recreation zoning for indirect recreationally-oriented commercial uses.
- 49h-Implementation measure: In reviewing applications for recreation uses, ensure that project specific improvements, as prescribed in Chapters 4.00, 5.00, and 6.00 of the Public Facilities and Services element are imposed on the proposed project when needed to mitigate potential road impacts.

9.0 BUSINESSES IN THE HOME

9.10 Summary of major findings.

9.11 Businesses in the home.

Indicative of the entrepreneur spirit of the 1980s is the number of the business licenses issued for businesses in the home. More than half of the new business licenses issued by the County between 1981 and 1985 were for businesses in the home. A business in the home must reflect the level of activity and character of the area or neighborhood in which it is located.

9.12 Residential occupations.

High, medium, and low density residential areas, with predominantly small parcels, are suited for service type businesses or offices which do not require customer or client traffic to the home. The initiation of an office in a residence rarely requires a sign, generally causes no change to the exterior appearance of the home, and does not generate traffic above the level normal for single family residential use.

An example of this would be a consultant or contractor who does their paperwork at home, and travel to their clients. Another example would be the direct product distributor who takes orders at home and delivers the products directly to customers.

9.13 Rural home businesses.

Larger parcels, as found in rural and resource zones permit a greater latitude in the selection and operation of a business in the home. This is because the larger parcel tends to provide a buffer between neighboring residential parcels to reduce the potential of a nuisance. The buffer is an important part of the role businesses in the home play in relation to surrounding land uses. The greater the separation between the rural home business and an adjoining residence, the lesser the chance of repeated and legitimate complaints generated by a clash of lifestyles. This situation occurs when the proprietor is utilizing property rights to provide a means to make a living, and the resident next door wishes to exercise a property right to the "peace and quiet of the country life." It is found that within Community Plan areas, an

BUSINESSES IN THE HOME

appropriate minimum parcel size is two acres, elsewhere in the County, a one acre minimum parcel size is acceptable.

As with residential occupations, a rural home business is acceptable provided that it is secondary to the residence, and that there are no more than one employee, excluding family members. Business on larger parcels may be expected to generate some customer traffic, but traffic should not exceed the amount generally created by a residence.

Noise, hours of operation, odor, dust, traffic, and outdoor storage are criteria which must be considered in permitting a business in the home or allowing it to continue. Not all entrepreneur type businesses are appropriate for locating in a residential area. In some cases, a use permit needs to be considered for a rural home industry (see Section 11.0), in other cases, the use must be directed to an appropriate commercial or industrial zone.

9.14 Rural medical services.

Over the past few years, numerous requests have indicated a need for more medical practitioners for both people and animals. Even though a medical office will generate more traffic than is considered normal for a residence, the use is considered desirable in rural areas as a means of bringing medical services to areas of the County not presently served by medical professionals. For large animals, such as cattle or horses, a nearby veterinary clinic is an important convenience.

It is appropriate to permit rural home medical clinics and rural home veterinarian clinics as businesses in the home, provided that consideration is given to access, disposal of waste, and intrusion into neighborhood character, and parcel size. Noise, dust, odor, disposal of pathological waste, traffic, and other factors which may create a potential nuisance must be eliminated from rural medical services by permit conditions prior to operations commencing.

9.20 General Plan recommendations.

50-GOAL: Encourage businesses in the home as a means to support economic growth and development in the County, in addition to regular commercial and industrial development.

50a-Policy: Allow business licenses to be issued for businesses in the home that are accessory to the residential use of the property on a scale appropriate with the parcel size and neighborhood character.

BUSINESSES IN THE HOME

50b-Implementation measure: Amend the County's zoning code to establish standards for businesses in the home based on parcel size and the business' compatibility with neighboring land uses.

50c-Implementation measure: Except within Community Centers, allow rural home businesses on residential parcels of one or more acres and when there is no more than one employee, excluding family members.

- ♦ Allow businesses similar to offices in the home on parcels of less than the minimum acreage indicated above.
- ♦ Within Community Centers, a two acre minimum parcel size is required.

50d-Implementation measure: Amend the County's zoning code to establish criteria for appropriate siting of rural home medical or veterinary clinics.

10.0 LEGALLY EXISTING NONCONFORMING LAND USES AND ZONING

10.10 Summary of major findings.

10.11 Defined.

Some commercial and multiple family residential areas (see Chapter 11.0 for Industrial) have developed in the County in areas which today would not otherwise qualify for commercial or multiple family residential uses or zones. The locations of these longstanding businesses and apartments predate the General Plan, and in some cases, predate the zoning ordinance.

Over the previous years, some of the now legally existing nonconforming uses, apartments, and businesses outside of towns or planned subdivisions have attracted adjoining commercial or multiple family residential development. In most cases, the apartment or business stands alone, isolated from other commercial or multiple family development. Under the policies of the General Plan, it would not be possible for the owner of the existing development to initiate new construction or expand the use.

A similar situation is the undeveloped parcel which previously obtained legal commercial or multiple family residential zoning (RC, C1, C2, CP,

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R2, or R3). The property owner in this situation needs to be assured that the land may be developed consistent with the zoning district.

In the General Policies (Section II) of the Plan, there are provisions, known as "savings clauses" which provide assurances that legally existing parcels are recognized by the County even if the parcel size does not conform with the densities established by the General Plan. This policy is included in the Plan as a means to protect a property owner's purchase. The same protection is provided to legally existing multiple family residential and commercial land uses and zoning. (For industrial see Section 11.0).

10.12 Road capability.

"Grandfathered" zoning and uses are afforded certain exemptions from General Plan policies related to commercial and multiple family residential zoning and land use siting. Since the uses and zones are sited in areas where new commercial or multiple family land uses or zoning would not otherwise be permitted, the "grandfathered" uses and zoning can not comply with established Plan policies. For this reason, such uses and zones are exempt from requirements related to road priority classifications, functional service classifications, and base levels of service.

Legally existing nonconforming uses are not exempt, however, from project specific improvements as described in §§1.30 and 1.40 of the Public Facilities and Services element. When a use expands, or an undeveloped parcel with legally existing nonconforming zoning develops, the specific impacts of the project must be mitigated.

10.13 Highway Service zoning.

During the 1960s, a number of State highways in the County were designated for development as freeways. In addition, there was extensive interest in preserving Highway 4 and certain County roads as scenic highway corridors. To respond to the public requests, the County created the H1, Highway Frontage zone. In 1978, the H1 zone was changed to the HS, Highway Service zone.

Several zoning actions designated corridors of H1 and later HS zoning along Highways 4 and 26. The purpose of the H1 zone was to require design approval and use permits for all uses other than single family homes, and farming and timber practices.

The H1 and HS zones became obsolete when the freeway proposals were abandoned during the 1970s, and the zoning ordinance changed to ensure

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General Plan consistency (commercial and multiple family residential uses only in areas where the General Plan allowed such uses). Since 1980, the H1 and HS zones have been primarily residential zones. In 1983 and 1984, the County rezoned most existing uses in the HS zone to appropriate commercial zones. At the present, there are few, if any, commercial and multiple family residential uses on parcels that do not have the appropriate commercial or multi-family zones.

10.20 General Plan recommendations.

- 51-GOAL: Enable legally existing commercial and multiple family residential zoning and land uses **not** located within Community Centers or areas with adopted community or special plans to continue to conduct business.
- 51a-Policy: Legally existing commercial and multiple family residential zoning and development that becomes a non-conforming land use or zoning district by reason of Goal 46 shall be deemed a legally existing nonconforming zone or use.
- 51b-Policy: Existing uses under this policy may expand or improve facilities upon the parcel of land currently occupied. At the time of expansion the property owner shall apply for the appropriate zone, and meet the development requirements of the new zoning district.
- 51c-Policy: For a parcel that currently has only a portion of its total area contained within a legally existing nonconforming zoning district, the existing zoning shall not be permitted to be applied to any portion of the parcel other than that area already within the zone, nor shall the zoning be applied to any parcel within the same ownership other than the parcel currently within the zoning district.
- 51d-Policy: In situations where a parcel has:
- ♦ legally existing non-conforming multiple family residential or commercial zoning, and
 - ♦ adjoining parcels are owned by the same property owner, and
 - ♦ the adjoining parcels are not within a legally existing nonconforming zoning district, the additional parcels shall not qualify for rezoning into the nonconforming zoning district.

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- 51e-Policy: The HS, Highway Service, zoning district, shall not be considered a commercial zone under the provisions of Goal 51.
- 51f-Implementation measure: Allow parcels zoned RC, C1, C2, CP, R2, or R3, and not located in Community Centers, or areas with adopted community or special plans, to develop in conformance with the current densities and requirements of the applicable zoning district.
- 51g-Implementation measure: All legally existing commercial and multiple family residential land uses that are not located within Community Centers, or areas with adopted community or special plans shall be permitted to obtain appropriate zoning for the subject property, and expand or improve the land use in conformance with the current densities and requirements of the applicable zoning district.
- 51h-Implementation measure: Rezone all remaining HS parcels into the appropriate zoning district.
- 51i-Implementation measure: When a legally existing nonconforming use expands, or an undeveloped parcel with legally existing nonconforming zoning is to be developed, the project shall comply with requirements for project specific improvements as stated in Chapters 4.00, 5.00, and 6.00 of the Public Facilities and Services element.

11.0 INDUSTRIAL AREAS

(Refer to Industrial Lands map)

Industrial areas are those lands in the County which are used principally for processing, fabrication, or manufacturing of goods and commodities. Industrial areas may include mineral processing, but, generally, do not include mineral extraction without associated onsite processing. Activities consisting of exclusive mineral extraction are discussed in the Natural and Archaeological Element.

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11.10 Existing industrial lands.

11.11 Summary of major findings.

Existing industrial lands are those existing uses which currently are in operation within the County, or are currently zoned Light Industrial (M1), Heavy Industrial (M2), Rural Home Industry (RM), or Business Park (M4).

Industrial lands in the County currently are related predominantly to the extraction or processing of natural resources. The mining and timber industries are the largest such uses in Calaveras County. Many lands with industrial zones are former or current mining sites. The zone was applied to the properties in the past because until 1978 the county did not have a mining oriented zoning district. Some of these sites, while suitable for mineral extraction, would appear to be too isolated for job-generating industrial development.

The largest industries in the County Calaveras Asbestos and the Carson Hill Gold Mine. The Genstar facility was closed in 1982 because of economic conditions. There is hope that it will reopen. Other major mining industries, such as Calaveras Asbestos, contribute substantially to the County's economy. Recently a renewed interest in gold mining has occurred. Several other enterprises exist within the County which produce gravel, sand, clay and building stone. A new mill, developed by Western Source, processes industrial talc for the building industry. Other major industrial employers include Tranex near Vallecito, Teichert Gravel at Jenny Lind, and Cloud Company in Arnold.

The milling of timber represents another industrial use in the County, although the majority of timber harvested in Calaveras County is milled in neighboring counties. There is one major mill operated by Snider Lumber in Wallace.

Existing industrial lands are major employers and potential employment sites in Calaveras County.

11.12 General Plan recommendations.

52-Goal: Encourage existing industries to remain and expand their operations within the County.

52a-Policy: Designate industrial lands as such in the General Plan.

52b-Policy: Retain existing industrially zoned lands, unless the property owner requests otherwise.

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52c-Implementation measure: Maintain existing industrial uses with industrial zoning.

52d-Implementation measure: Do not rezone existing industrially zoned lands unless requested by the property owner to change to a zone consistent with the General Plan land use designation.

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11.20 Industrial growth.

11.21 Summary of major findings.

Defining Future Industrial Lands. (Refer to Industrial Lands map)
Future industrial areas are described by three categories: first, a "prime industrial corridor," secondly "rural home industries," and thirdly, "Community Centers." Industrial lands may also be located in areas with adopted community, specific, or special plans.

Industrial uses differ from commercial uses in that an industry generally produces a product from raw material or by assembling components into a final product. Industry deals, for the most part, in bulk with a distributor, another industry, or the wholesale trade, in terms of getting the product to market.

In recent years, the concept of "industry" has been modified to also include "wholesale," or "administrative services." Industry may be synonymous with primary employment providers. In addition to the "traditional" factory, industry may also mean a service business along the line of an insurance company claim processing center, the administrative and managerial offices of a corporation, and other uses which do not deal directly with the general public as the primary means of generating revenue.

While it is desirable to locate the employment centers near the areas where people reside (community center, community, special, or specific plan areas), innovative land use policies assist in bringing new job-generating business to the County. One option along this line is discussed in the next section concerning the prime industrial corridor.

Employment issues. Unemployment in Calaveras County continues to exceed rates at the State level. Not only is chronic unemployment a local problem throughout the year, but it is also accentuated seasonally.

Attitude surveys have indicated the creation of jobs is a very important issue in the County. A substantial number of comments in this regard have been directed toward creating jobs for younger residents so they will not be forced to seek employment outside of the County. Industry, of course, is a major employment generator.

Industrial uses vary significantly in type. In turn, the uses also vary by the public facilities and services demanded. Some of the more common industrial requirements include generally flat land, access to major transportation routes (sometimes including rail facilities), availability of labor, access to raw materials, and availability of

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public facilities and services such as water, sewage disposal, and fire protection. The availability of energy is recently playing a larger part in industrial location decision-making.

In recent years, the quality of life in the community to which a facility is relocating becomes an important issue. New industry looks for affordable real estate prices, an available labor force, and a "nice place" in which its employees can reside. The character of new industry attracted to an area can have an effect on other industries looking for a new location.

New industries. The major attraction of industry to Calaveras County historically was, and still is, the access to raw materials such as timber and mineral resources. A large part of new industry locating in the County will probably remain resource oriented.

Technological developments, high real estate and housing prices in urban areas, and the compact, light-weight volumes of newly manufactured goods and commodities may play a part in increasing the number of new industries relocating to the Foothills of California. During the last few years, the creation of the satellite television industry, for example, has been complemented with a parts industry being initiated in Calaveras County.

Efforts by the Calaveras County Economic Development Company have assisted in bringing some new industries into the County. Additional emphasis is needed by the County to bring in new job generating industrial development.

Industrial incentives. Proposals have been presented to the public which include a proposed special tax assessment that would result in the creation of a pool of funds to be used to develop industrial lands and offset construction costs of industrial buildings. The proposal was not well received, with the argument being made that while jobs are desired, and new industry welcome, the existing population should not have to underwrite the cost.

There are other potential sources of funding for new industrial development. These options range from Industrial Development Bonds and Community Development Block Grant funds to formation of special districts. Industrial Development Bonds have certain advantages, in that there are low interest rates that are assessed. The IDBs, however, are secured by the good faith and credit of the County as a whole. Block Grants have advantages in that there are no loans or assessments, but the use of the funds is limited. The State has recently enacted a new law to permit special districts with bonding power. The advantage of the special district method is that bonds are secured by the subject property, not the general credit of the County.

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11.22 General Plan recommendations.

- 53-GOAL: Encourage industrial development to occur in areas of the County where consistent with overall General Plan policies. (For the prime industrial corridor and related policies, see section 11.30)
- 53a-Policy: Consider requests for industrial zoning in Community Centers, and areas with adopted community, specific, or special plans.
- 53b-Policy: Establish criteria for industrial uses and zoning within Community Centers, community, special, and specific plan areas which consider the potential impacts of noise, air quality, traffic, access, and other potential impacts on public facilities and services.
- 53c-Implementation measure: Permit industrial zoning (M1, M2, RM, M4) in community, special and specific plan areas consistent with the policies of the individual plans.
- 53d-Implementation measure: Use all of the following criteria for siting light industrial uses and zones in Community Centers:
- ♦ The subject property is located with direct access to a minor arterial or major collector,
 - ♦ The subject property is served by public water or public sewer, or the Department of Environmental Health has approved the proposed sources of water supply or sewage disposal,
 - ♦ The development of the subject parcel for industrial use is compatible with neighboring land uses and zoning.
 - ♦ The requested zone is either M1, RM, or M4.

11.30 Prime Industrial Corridor.

11.31 Summary of major findings.

A corridor parallel to Highway 12 between the San Joaquin County line and San Andreas has been established as the area of the County where major industrial development is encouraged to locate. The lands within the prime industrial corridor are generally level, have access to the Southern Pacific Rail Road, are accessible to California State Route 12, and in some locations, are served by public water, fire protection

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districts, and by natural gas. There is also good electrical power distribution.

The broad and general nature of the prime industrial corridor includes a mix of land uses, including Community Centers, and Residential Centers, but not including the Valley Springs Community Plan area. It is unlikely, nor is it the intent of the General Plan, that the entire corridor would be rezoned or developed into industrial uses.

In the three years following the adoption of the 1982 General Plan revision, only four requests were made to rezone parcels into industrial zones. Since a General Plan is general by its nature, the boundaries of this "overlay industrial area" are much broader than the capability of parcels within the classification to support industrial zoning.

Within the Prime Industrial Corridor, the industrial land use designation is an overlay classification. This means that the land use designations indicated on the Future Land Use Map are the base, or primary designations. The ability to seek industrial zoning is based on the Corridor overlay. In general terms, the area shown on the Future Land Use Map has the potential to accommodate industrial zoning districts, provided that the specific parcel for which the zoning is sought complies with criteria established as an implementation measure.

There are numerous areas within the Prime Industrial Corridor that are presently developed as rural settlements or planned subdivisions, in addition to the Wallace and Burson Community Centers, and the Valley Springs Community Plan area. Siting of future industrial land uses or zoning districts within the corridor must take into consideration the existing or potential development located in the general vicinity of the proposed site.

One method to accommodate the issue of compatibility is to encourage planned business parks. A business park serves as a site for job-generating land uses which function as company headquarters, administrative offices, light industrial firms, or branch corporate offices. The "nine-to-five" nature of these business, along with a general lack of noise, dust, or pollutants, can provide an environment which is compatible with nearby residential development.

In 1985, the Planning Department conducted a survey of the Prime Industrial Corridor. Where the overlay designation had originally been established as an area approximately one mile on either side of California Highway 12, the survey found that there are numerous locations which are unsuitable for industrial development. The area included in the Corridor now reflects lands which generally meet the criteria for new industrial zoning. Each application for a rezoning, however, must be specifically examined against the criteria for industrial zoning established for the Corridor.

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It is necessary, in view of public interest, to complete a more detailed study to specifically identify those areas of the Prime Industrial Corridor which are best suited for industrial development. A comprehensive evaluation of lands on a parcel by parcel basis will result in a future Plan amendment to specifically site industrial lands. When this study is completed, it is possible that the concept of the prime industrial corridor may no longer be necessary, as the suitable lands within the area now shown as the corridor, would be specifically identified and mapped.

In the interim, as a means of ensuring that incompatible development does not take place near the existing industrially zoned lands in the vicinity of the Highways 12 and 26 junction, known as Toyon, a temporary hold is placed on residential subdivision activity in an area including the existing industrially zoned lands and a surrounding area extending one half mile from the perimeter of the industrial lands. This deferral of residential subdivision activity needs to remain in place until the prime industrial corridor study is completed.

To expedite large scale industrial park development, the Development Agreement provisions of the zoning code provide a means to ensure that the new industries constructed over a period of time will include necessary arrangements for water and sewage service, power and telecommunications, fire protection, and access. A development agreement is a binding contract between the property owner and the County in which improvement requirements are established and agreed upon to run with the land. The developer is assured that a long range project will have the same requirements from beginning to conclusion, and the County is assured that the developer is committed to meeting those requirements.

Road capability. Development in the prime industrial corridor is subject to consideration of the service level on roads serving the corridor. In addition to a need for industrial development to be located on major roads (minor arterial or major collectors) there needs to be an adequate level of service (Class A, B, or C) for the project.

11.32 General Plan recommendations.

- 54-GOAL: Encourage industrial development to occur within the County's prime industrial corridor.
- 54a-Policy: Give priority to industrial land uses on appropriate parcels located within the prime industrial corridor.

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- 54b-Policy: Review lands within the prime industrial corridor for consideration of industrial zoning. Such review will consider the compatibility of potential industrial zoning with surrounding land uses, access, potential noise impacts, base level of service on the road servicing the area and the availability of public facilities and services.
- 54c-Policy: Ensure that industrial development does not detract from the rural character of the area.
- 54d-Implementation measure: Consider applications for industrial zoning (M1, M2, M4) in the prime industrial corridor when the subject property meets all of the following criteria:
- ♦ The parcel is five or more acres in size,
 - ♦ The parcel is located at least 1,320 feet from an existing residential subdivision of five or more parcels zoned RA, RR, R1 of five acres or less,
 - ♦ The parcel has direct access to a minor arterial or a major collector with an "acceptable"⁹ level of service.
 - ♦ The base level of service of the road is either designated A, B, C, or Adequate.
- 54e-Implementation measure: Within one year of the adoption of the Community Development element, the County shall undertake and complete a study of the Prime Industrial Corridor to identify parcels suited for potential industrial zoning, and the applicable districts for the identified parcels.
- 54f-Implementation measure: Before residential subdivision activity shall be permitted within an area extending one half mile from the exterior boundaries of the existing industrially zoned lands in the vicinity of Highways 12 and 26 at the area known as Toyon, either the Prime Industrial Corridor study shall be completed and adopted, or a specific or special plan for the area shall be adopted.

⁹See "Level of service," Table IV-2 with listings of "acceptable" and "unacceptable" in the Roads element.

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11.40 Rural home industries.

11.41 Summary of major findings.

Associated with the 1980s has been a national trend that involves the development of small scale industries that start out in a home, workshop or garage. This trend, for example, saw the development of many of today's major computer firms in the late 1970s and early 1980s.

In Calaveras County, there has been a growing interest in a transition land use between a rural home business and a full scale small industry. On larger parcels, a rural home industry has potential because of the small scale of the business and the larger land area provide built-in buffers between the industry and the adjoining properties.

An unfilled land use is the industry that is larger than the "mom and pop" business permitted as a rural home business, but smaller than a multi-shift small industrial use. Originally proposed in 1982, and implemented in 1984, the Rural Home Industry zone is intended to provide a basis for a small-scale industry that is larger than that of a rural home business in terms of employees, traffic, and operations, and yet small enough to be compatible with a rural residential life style.

The first rural home businesses in the County included a coal distributorship near Burson with basically just the family as employees; a "father and son" portable cement mixer manufacturer near Mountain Ranch with a projected output of two or three units per year; an 11- employee T-shirt manufacturer in Mokelumne Hill; and a satellite television component manufacturer near San Andreas with twelve employees. These four applications are not enough to generate a projection of what kinds of businesses will be seeking rural home industry permits in the future, but does show an interest in this type and scale of business.

The hearings considering these proposed use permits, however, have generated a number of issues which need to be explored further and resolved in considering future rural home industry applications. Primary concerns are noise, traffic, air quality (dust and odor), general safety, hazardous and toxic materials, and impact on the neighborhood.

The concern related to hazardous or toxic materials center around the quantity, storage, use, handling, and disposal of such materials. With the Federal Environmental Protection Agency (EPA) list as a guide, many common household products are included as hazardous or toxic materials. An outright ban would be prohibitive, so some judgement must be used during the conditional use permit hearing process on a case by case

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basis related to the type of material(s), the volume that is to be utilized during a typical period, the typical inventory retained at the site, where the materials will be stored, the methods of handling or disposal.

Standards for air quality, noise, and traffic are established in the General Plan, local ordinances, state law, and/or other regulations. These measurable impacts can be offset in many cases by known and easily implementable mitigation measures.

The judgement in siting rural home industries is based on the site's proposed location, adjoining land use, the adequacy of the access, the proposed maximum number of employees, and the traffic to be generated related to freight, employees, and visitors.

One key factor that separates a rural home industry from a traditional industrial use is that the owner of the industry resides on the same property as the business.

Rural home industries are considered most suitable for parcels that are located in rural settlements or resource areas as opposed to residential subdivisions. In reviewing an application for a rural home industry in a subdivision, consideration must be given to the property's covenants, conditions, and restrictions (CC&Rs or deed restrictions), and the location of the parcel in the subdivision.

Close consideration to proposed placement of rural home industries within residential subdivisions is required. While such a use is not prohibited, there is an important need to examine the zoning and deed restrictions, the access to the parcel, and the volume and composition of traffic. It must be remembered that a rural home industry is an accessory use to the primary residential use of a parcel. The use and enjoyment of adjoining parcels in a residential subdivision as residential lands is the primary use in the area. The accessory use of a rural home industry must be reviewed for its impact on the adjoining parcels.

The question will inevitably arise, at what point does a rural home industry cross the line from being suitable at a home site as opposed to needing a conventionally zoned industrial parcel? This is an issue which can only be addressed on a case by case basis.

While it is not the intent of the General Plan to place quantified restrictions on proposed rural home industries, it is the County's intent that the business must be compatible with adjoining residential use. If more than one shift of workers is required or regular weekend shifts are proposed, the use is no longer to be considered a rural home industry.

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Those industries which have obtained permits prior to the adoption of this General Plan would be deemed a legally existing non-conforming use, and permitted to continue existing shifts and employment consistent with the approved conditional use permits. The issues concerning future growth, raised during the various public hearings, present a situation where present permit compliance is acceptable, but future growth or expansion would be subject to the standards in effect at the time of the application for expansion.

The Rural Home Industry zone is not considered a precedent for additional property in a given area to be included within the district. Since approval of the zone requires a concurrent approval of a use permit, and because each proposal is reviewed on a case-by-case basis, the approval of RM zoning for one parcel in an area, does not mean that another parcel in the same area would qualify for the Rural Home Industry zone.

Because the rural home industry is accessory to the use of the property as a residence, it is considered a floating or overlay designation which is consistent with resource and rural zones. A rural home industry zone may be applied anywhere in the County where A1, AP, GF, TP, RA or RR-5 acre or greater density zoning is consistent with the General Plan, provided the criteria expressed in the implementation measures can be satisfied, and a finding of site suitability is substantiated.

Rural home industries have the potential to impact roads. For this reason, the condition of the road on which the business is proposed is an issue of major concern. Since rural home industries are located in rural residential and resource areas, the use should be limited to publicly maintained roads, or roads which are maintained by a special district or homeowner association. The volume of use generated by the business is such that a private road, or one designed and constructed for residential parcels is generally not adequate to handle the volume and type of traffic that could be expected from a rural home industry. While a rural home industry may locate on a public road that is not in the County maintained road system, the road on which the project is located must meet the equivalent of County road standards as defined in the road ordinance.

11.42 General Plan recommendations.

- 55-GOAL: Allow rural home industries to be conducted as an accessory use to residential use of a parcel.
- 55a-Policy: Consider use permit applications for rural home industries on a case by case basis using established criteria.

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- 55b-Policy: Protect the ability of existing rural home industries to retain their conditional use permits.
- 55c-Implementation measure: Require conditional use permits for all rural home industries.
- 55d-Implementation measure: Consider applications for rural home industries on a case-by-case basis utilizing all of the following criteria:
- ♦ The subject property is five or more acres,
 - ♦ The proposed rural home industry will not have the potential to become a nuisance in terms of noise, dust, odor, hours of operation, traffic volume and composition, or number of employees,
 - ♦ The owner of the business has a full time, permanent residence on the subject property,
 - ♦ The property has direct frontage on and access to any public road (as defined in the Public Facilities and Services element) meeting County road improvement standards for the type of road as it is classified, or frontage on a State highway. If the road is not publicly maintained, it shall be included in either a special district or a mandatory homeowner maintenance association,
 - ♦ The proposed use complies with all County, State and Federal codes and regulations related to public health and safety.
- 55e-Implementation measure: Allow existing rural home industries to continue under terms of the existing conditional use permits. At the time of expansion, either in physical size or number of employees or shifts, review the permit under the current provisions of the zoning code and the General Plan.
- 55f-Implementation measure: Review each application for a rural home industry concurrently with a conditional use permit for a specific use. Each application shall be reviewed on its own merit. The existence of another rural home industry in the general vicinity shall not be a precedent on which to consider approval of the application under consideration.

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55g-Implementation measure: A rural home industry conditional use permit may be transferred from one owner to the next. The permit, however, shall apply only to the use for which it was issued. Transfer of a permit shall not provide a guarantee that a different rural home industry will be permitted on the same parcel. A new application shall be required, and shall be reviewed on its own merits.

12.0 SINGLE FAMILY RESIDENTIAL AREAS

Single family residential areas are those lands in the County which are used for single family dwellings, although they may also be used for secondary non-residential purposes, such as rural home business, residential occupations, rural home industries, grazing, agriculture, and timber harvesting.

12.10 Summary of major findings

12.11 Existing residential lands.

Residential areas in the County are either located within towns, residential subdivisions, or rural settlements.

Towns. The majority of towns that exist today in Calaveras County originated during the Gold Rush era and have retained most of their historical character. In addition to Mother Lode towns, during the 1920s and 1930 some logging communities (or "company towns") were founded in the forested areas of the County. These towns originally served as traveller's rests, lumber towns, or to serve the high elevation ranching interests. Most towns in the County are designated as Community Centers, Community Plan Areas or contained within Special Plan Areas.

Residential subdivisions. Residential subdivisions are defined as subdivisions created with five or more parcels consisting of parcels of land of generally less than five acres in size. The majority of these subdivisions occurred in the County since the 1960s, and are located predominantly along Highway 4 and in the lower foothill elevations. There are some residential subdivisions with parcels of ten to twenty acres.

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Many of the small parcel subdivisions that have developed along Highway 4 are due to the proximity of recreation resources, such as Big Trees State Park and the Mount Reba Ski area (located just across the Calaveras County line in Alpine County). Other small parcel subdivisions have taken place in the lower part of the County such as Rancho Calaveras and La Contenta, near Lake Hogan, and Copper Cove and Poker Flat near Lake Tulloch. The majority of lots within small parcel subdivisions are presently undeveloped.

Rural settlements. Rural settlements are another distinctive residential subdivision pattern in the County. Rural settlements are defined as areas of the County presently subdivided into parcels ranging from five to forty acres. The rural settlement pattern is the fastest changing land use in the County. The sudden growth of these rural subdivisions are a result of both population growth, and more dramatically, increases in recreation and investment properties.

Rural subdivision activity has been concentrated in two primary areas of the County. One is located in the western foothill part of the County near the Tulloch, Hogan and Camanche Reservoirs. Proximity to San Joaquin Valley and the presence of the reservoirs has caused investors to buy larger, flat or rolling acreages between the 1,100 and 1,300 foot elevations. About 20,000 acres of foothills savannah have been subdivided into twenty to forty acre parcels through the early 1980s, with a major portion of this land being further divided into parcels as small as five acres into the mid 1980s. A high percentage of these parcels are still undeveloped.

A recent study finds that in the northwest corner of the County (bounded by Lake Camanche on the north, Valley Springs on the east, the County line on the west, and Highway 26 on the south) many new residents are employed in Stockton, Lodi, or Sacramento. In the bordering areas of San Joaquin County, the minimum parcel size is larger than the prevalent parcel size found in this area of Calaveras County. The development pattern has been to provide a market with parcels ranging from five to forty acres with prices within the reach of many families. This northwest area of the County has been developing in almost a suburban pattern of commuter residents. This pattern of five acre rural settlements is recognized in the General Plan.

The second area of rural settlements is in the 2,000 to 4,000 foot elevation in north central Calaveras County near the towns of West Point, Rail Road Flat, Mountain Ranch and Glencoe. This area offers a pleasant climatic zone, which is midway between the hot foothills and the cool Sierra Crest. The majority of subdivision activity within this central region of the County has occurred as smaller individual subdivisions of four or fewer parcels, in contrast to the larger rural subdivisions of one hundred to several thousand lots found in the western foothills. Only a small portion of rural settlement lots have been built upon.

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12.12 Future single family residential lands.

Unimproved residential parcels. Based upon Calaveras County Assessor records, as of June 1, 1985, there were a total of 38,709 privately owned parcels of land in the County. Of those parcels, 60 percent or 24,661 parcels were unimproved. The large majority of these parcels exist as single family residential parcels ranging in size up to 40 acres. These parcels are used for two primary purposes: recreation or investment. The majority of these parcels are owned by non-permanent residents of the County.

An undetermined number of these unimproved parcels are currently not developable because of their inability to meet basic site development criteria. The most frequent criterion not met is for soils considered suitable for conventional septic systems. For example, as the subdivisions in the mountainous Arnold Community Plan area have been increasingly developed, there have been problems associated with lots in terms of drainage, slope, access, building setbacks, and onsite parking, in addition to sewage disposal, and other development issues. Another example, Rancho Calaveras near Valley Springs, increased development has resulted in problems related to finding sites for conventional septic systems.

Land capability. Determining lands capable of supporting future residential subdivisions and development is based on a constraint system. Constraints are those factors which limit the ability of land to accommodate and support specific uses. Constraints include, first, all natural resource lands, except those within the Residential Centers (see Natural and Archaeological Resources element). In other words, all significant protected wildlife and significant botanical areas, prime timber lands, agriculture lands, and mineral resource areas located outside of Residential Centers are deemed inappropriate for future small parcel residential development. This concept is necessary to assure preservation and utilization of these valuable resources.

There are other factors which may govern the ability of lands designated for future single family residential to be further subdivided. These factors are examined on a case by case basis at the time a subdivision of the land is proposed. The factors include the adequacy of the private and public roads serving the general area to accommodate increased traffic generated by construction of residences on new parcels; the general steepness of slopes; the ability of the soils to cumulatively handle additional conventional onsite sewage disposal systems; the ability of the responsible fire protection agency to provide fire suppression services; the capacity of the local school district to handle increased enrollment; and the availability of domestic water supplies.

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Road capability. The potential of a parcel to be subdivided is affected by a number of different issues beyond what is discussed in the previous paragraph. Another consideration is related to the condition of the road that serves the subject property. Road issues are more thoroughly discussed in the Public Facilities and Services Element/Transportation division. As a broad summary for understanding the Future Single Family Residential policies of this element, key road issues are "levels of service" and "road classification." Road priority classifications (I, II, III) provide an indication to a property owner as to the importance the County assigns to improving a road up to current engineering standards.

"Levels of service" include the ability of traffic to move freely and safely on a road. Road classifications categorize the road according to its purpose for intercounty, destination, intracounty, and local traffic. Road priority classifications assign a priority to the order in which a road will be improved to accommodate future growth.

Interim zones. With the nearly 660,000 acres within Calaveras County, and the pre-1970 record of slow and moderate development, there had been little prior demand to place residentially-used, and resource production parcels within specific zoning districts. The zoning ordinance includes one interim zone, and the General Plan establishes a second interim zone. The two interim zones are Unclassified (U), and Highway Service (HS).

Interim zones allow residential uses as outright permitted uses. All other uses, if consistent with General Plan policies, require a conditional use permit. With the major revision to the General Plan, it is now clearly established as to which zones are proper for any parcel of land. Precise zoning districts are necessary to clearly identify uses permitted on a parcel of land. The interim zones no longer serve the needs of the County with the adoption of this General Plan. Implementation of the Plan will include provisions to rezone parcels in the U and HS zone into appropriate precise zoning districts.

Effect of the General Plan on existing zoning. With the exception of multiple family residential, commercial, and industrial zones discussed in chapters 10.0 and 11.0, the adoption of the General Plan will cause a number of parcels with residential zoning to become nonconforming parcels in terms of the density permitted by the previously existing zoning when compared with the density permitted by the General Plan. While the change in density reflected in the new General Plan affects the ability of the property owner to **subdivide** the parcel, the savings clause in Section II of the General Plan protects the ability of a property owner to residentially **develop** legally created parcels.

No matter how the current zoning is classified, the General Plan establishes density requirements. What this means, for example, is that a 20 acre parcel presently zoned for five acre density that is now

SINGLE FAMILY RESIDENTIAL

shown as a 10 acre density in the General Plan cannot be subdivided into five acre parcels. The General Plan takes precedence and control over zoning. The 5 acre zoning is inconsistent and should be changed to reflect the now required 10 acre density and parcel size. Because of the number of parcels which may be impacted by the changes in the General Plan, an area-by-area review is needed to ensure that the density established by the General Plan is matched by the density established for zoning. In the event of a conflict, the zoning density must match the General Plan.

While the General Plan does indicate areas that are best suited for development as Future Single Family Residential lands, it does not preclude resource production in these areas. As part of the flexibility of the General Plan, there are certain situations when a property owner desires to develop the resource capabilities of the parcel (agriculture, timber, mining) rather than the residential capabilities. Resource zones (A1, AP, GF, TP, and the ME combining zone) are consistent with the General Plan when compatible with neighboring land uses and zoning. Agriculture and timber uses are generally considered compatible with rural settlements. Mineral extraction, which requires a conditional use permit, allows a closer examination of the compatibility issue.

12.13 The right to construct single family homes.

The County acknowledges that property owners have a right to some reasonable use of their property. In recognizing such right, the construction of a single family residence is permitted on all legally created parcels of real property in the County, provided:

- ▶ Such use is permitted in the zone; and
- ▶ There is a source of potable domestic water satisfying County requirements; and
- ▶ There is an approved method of sewage disposal.

The County may require proof of these requirements prior to the issuance of any building permit.

While roads serving a previously created parcel may have service levels of D, E, or F, such a level shall not preclude the ability of a property owner to construct one single family residence on a parcel if it had been legally created.

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12.14 Density determination.

Densities on future single family lands outside of natural resource lands, community, special, or specific plan area, community centers, or residential centers are dictated in part by the level of service on the roads serving the area. (Level of service is discussed in greater detail in the Public Facilities and Services Element.) The ability to reach the maximum density, however, is not governed exclusively by the level of service on the access road to the property. Sewage disposal, domestic water supply, fire protection, school district capacity, and slope, are a few of the other issues which may impact density.

In order to subdivide to the greatest permitted density (minimum parcel size), the access roads serving the parcel must have a base service level that is "good" or "adequate." This is defined as service levels A, B, or C. Service level "D", while defined as "marginally adequate" provide a buffer between acceptable and "poor" service classifications.

Forty acre parcels are of a size that is traditionally associated with ranch lands and resource lands. Typically, parcels in the County that are forty acres or larger are not developed for residential use. The size may be created as a "holding parcel" to be sold for purposes of future subdivision, or it may be divided to that parcel size for agribusiness or timber production financing. It is found that the potential traffic generated from forty acre parcels is insignificant, and not a factor for level of service consideration.

12.20 General Plan recommendations.

- 56-GOAL: Assure that future single family residential subdivisions occur upon lands which are capable of supporting such land use.
- 56a-Policy: Future single family residential subdivision may have parcel sizes of less than forty acres on lands within Residential Centers, Community Centers, Community, Specific, and Special Plan areas provided roads have a service level of "adequate."
- 56b-Policy: Densities and parcel sizes shall be determined on the basis of land capability, base level of service on the access road, the source of potable water, and the method of sewage disposal.
- 56c-Policy: Assure that action is taken to rezone parcels within interim zoning districts (HS and U) to appropriate specific zoning districts.

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- 56d-Policy: Assure that action is taken to rezone parcels with residential zones inconsistent with the policies of the General Plan to appropriate consistent zones (except as otherwise permitted under Goal 51).
- 56e-Implementation measure: Permit densities of one dwelling unit per five acres on Future Single Family Residential lands located outside of Community, Special, or Specific Plan areas, Community or Residential Centers, when the subject property is served by access roads with base service levels of A, B, or C.
- 56f-Implementation measure: The base service level of all roads connecting the subject property to the nearest State highway shall have a base service level of A, B, or C in order for subdivision activity to occur on any road in the road basin. In order to make the required finding, the base service level of each road which will logically be utilized by a resident of the subject property in traveling to the nearest community center or community plan area shall be reviewed for base service level. All roads reviewed shall be required to have a service level of A, B, or C.
- 56g-Implementation measure: A subdivider may strive for the maximum permitted density by improving, at his or her expense, any segment of all impacted roads that have a service level of other than A, B, or C to improve that segment of road to an acceptable service level.
- 56h-Implementation measure: In order to change a functional service classification, require an application for a General Plan amendment to change both the land use designation and the functional service classification. If the proposal is being submitted by a proponent of a specific project, ensure that project conditions include a requirement to improve the road to meet the functional service classification needed for the density sought.

SINGLE FAMILY RESIDENTIAL

- 56i-Implementation measure: To determine densities of more than one dwelling per five acres (five acre or less minimum parcel size), use the following:
- ◆ Within community centers:
 - ▶ Parcels served by public water and public sewer: one dwelling per 7,000 square feet,
 - ▶ Parcels served by public water and conventional septic: one dwelling per 1 acre,
 - ▶ Parcels served by individual well and conventional septic: one dwelling per 5 acres,
 - ◆ Within Residential Centers:
 - ▶ Parcels served by public water, and public sewer: one dwelling per one-half acre,
 - ▶ Parcels served by public water and conventional septic: one dwelling per one acre,
 - ▶ Parcels served by individual well and conventional septic: one dwelling per 5 acres,
 - ◆ Within Community Plan areas, Special Plan areas, or Specific Plan areas:
 - ▶ Refer to the adopted Plan document for parcel size determination.
- 56j-Implementation measure: Permit resource production zones for agriculture, timber, and mining, on lands within the Future Single Family Residential classification when compatible with adjoining land uses and zoning.
- 56k-Implementation measure: The County shall rezone all lands presently within the Unclassified (U) or Highway Service (HS) districts into a zoning district consistent with these policies.
- 56l-Implementation measure: The County shall rezone all lands that have districts inconsistent with these policies into a district that is consistent with these policies.
- 56m-Implementation measure: The County adopts Table V-5 as the population density and building intensity for the General Plan.

TABLE IV - 5

**POPULATION DENSITY ♦ BUILDING INTENSITY
CONSISTENT ZONES**

(for explanation, see notes following the chart)

**COMMUNITY DEVELOPMENT LANDS
Community Centers**

A. Residential areas			
1. Single Family Residential			
Level of service ¹ Road classification ⁴	Water, sewage ²	Consistent zones	Max. density ³
A,B,C,Adequate Any road	Public, public Public, septic Well, septic	R1 R1-1, RR-1 RR-5, RA-5	7,000 sf 1 ac 5 ac
D,E,F,Inadequate Any Road	Public, public Public, septic Well, septic	RR-40, RA-40 RR-40, RA-40 RR-40, RA-40	40 ac 40 ac 40 ac
2. Multiple Family Residential			
Adequate L-O-S and Through or Connector Road or in Community Centers designated in Measure 46m ⁵	Public, public Public, public Public, septic Public, septic Well, septic Well, septic	R2-7000 R3-3500 R2-1 R3-1 R2-5 R3-5	3,500 sf 3,500 sf 20,000 sf 7,000 sf 2.50 ac 1.67 ac
Inadequate L-O-S or Residential Road	New multiple family residential not permitted		

¹**Level of service** as assigned in the Special Provisions to the Road Ordinance, or as set by other criteria. See Roads element Table IV-1 for explanation.

²**Water and sewage:** **Public** - provided by special district; **well** - individual private well or small water system; **septic** - individual private conventional septic system.

³**Density:** **sf** = square feet; **ac** = acres. Number of dwelling units per the area shown.

⁴**Functional service classification:** the class assigned to the road (major, minor collector, local, through, connector, residential)

⁵**Implementation measure 46m** eliminates the functional service classification restrictions in the Avery, Copper Cove/Lake Tulloch, Mountain Ranch, and West Point Community Centers.

TABLE IV - 5

B. Commercial, industrial, resource, public service areas

1. Commercial

Level of service ⁶ Road classification ⁹	Water, sewage ⁷	Consistent zones	Max. density ⁸
Adequate L-O-S and Through Road or per Measure 46m ¹⁰	Public, public Public, septic Well, septic	RC,C1,C2,CP RC,C1,C2,CP RC,C1,C2,CP	90% 75% 50%
Inadequate L-O-S Connector or Residential	New commercial or industrial not permitted		

2. Light industrial

Adequate L-O-S and Through Road or per Measure 46m ¹¹	Public, public Public, septic Well, septic	M1, RM, M4 M1, RM, M4 M1, RM, M4	90% 75% 50%
Inadequate L-O-S or Connector or Residential Road	New industrial zones not permitted		

3. Resource and Public Service zones

Adequate L-O-S	Any service	A1,GF	20 ac
Inadequate L-O-S	Any service	A1-40, GF-40	40 ac
Any level of service	Any service	TP-160 AP-50 PS, ME	160 ac 50 ac no requirement

⁶**Level of service** as assigned in the Special Provisions to the Road Ordinance, or as set by other criteria. See Roads element Table IV-1 for explanation.

⁷**Water and sewage:** **Public** - provided by special district; **well** - individual private well or small water system; **septic** - individual private conventional septic system.

⁸**Density:** Percent of maximum lot coverage.

⁹**Functional service classification:** the class assigned to the road (major, minor collector, local, through, connector, residential)

¹⁰**Implementation measure 46m** eliminates the functional service classification restrictions in the Avery, Copper Cove/Lake Tulloch, Mountain Ranch, and West Point Community Centers.

TABLE IV - 5

Residential Centers

A. Residential areas			
1. Single Family Residential			
Level of service ¹¹ Road classification ¹⁴	Water, sewage ¹²	Consistent zones	Max. density ¹³
A, B, C,	Public, public	R1-20000, RR-20000	.5 ac
	Public, septic	R1-1, RR-1	1 ac
	Well, septic	RR-5, RA-5	5 ac
D, E, F	Public, public	RR-40, RA-40	40 ac
	Public, septic	RR-40, RA-40	40 ac
	Well, septic	RR-40, RA-40	40 ac

Future Single Family Residential

1. Single Family Residential			
Level of service ¹¹ Road classification ¹⁴	Water, sewage ¹²	Consistent zones	Max. density ¹³
A, B, C	Public, public	RR-5, RA-5	5 ac
	Public, septic	RR-5, RA-5	5 ac
	Well, septic	RR-5, RA-5	5 ac
D, E, F	Public, public	RR-40, RA-40	40 ac
	Public, septic	RR-40, RA-40	40 ac
	Well, septic	RR-40, RA-40	40 ac

¹¹**Level of service** as assigned in the Special Provisions to the Road Ordinance, or as set by other criteria. See Roads element Table IV-1 for explanation.

¹²**Water and sewage:** Public - provided by special district; well - individual private well or small water system; septic - individual private conventional septic system.

¹³**Density:** sf = square feet; ac = acres. Number of dwelling units per the area shown.

¹⁴**Functional service classification:** the class assigned to the road (major, minor collector, local, through, connector, residential)

TABLE IV - 5

Prime Industrial Corridor

The Prime Industrial Corridor is an overlay designation; for the base land use designation, see Future Land Use Map, and refer to the designation on the map. This section applies to potential industrial zones.

Level of service ¹⁵ Road classification ¹⁸	Water, sewage ¹⁶	Consistent zones	Max. density ¹⁷
A, B, C	Public, public Public, septic Well, septic	M1,M2,M4,RM M1,M2,M4,RM M1,M2,M4,RM	90% 75% 50%
D, E, F	Industrial uses not permitted		

Recreationally-oriented commercial

A. Direct recreationally-oriented commercial uses

Level of service ¹⁵ Road classification ¹⁸	Water, sewage ¹⁶	Consistent zones	Max. density ¹⁷
All levels	Public, public Public, septic Well, septic	REC REC REC	50% 50% 50%

B. Indirect recreationally-oriented commercial uses

Shall be located where consistent with commercial uses and zoning.

¹⁵**Level of service** as assigned in the Special Provisions to the Road Ordinance, or as set by other criteria. See Roads element Table IV-1 for explanation.

¹⁶**Water and sewage:** **Public** - provided by special district; **well** - individual private well or small water system; **septic** - individual private conventional septic system.

¹⁷**Density:** Percent of maximum lot coverage.

¹⁸**Functional service classification:** the class assigned to the road (major, minor collector, local, through, connector, residential)

TABLE IV - 5

Businesses in the home

Type of business ¹⁹	Consistent zones	Minimum parcel size ²⁰
Residential occupation	RR, R1, R2, R3	No requirement
Rural home business	RR, RA, R1	3 ac
Rural home industry	RM	5 ac

Residential occupations are permitted in the RR and RA zones. All businesses in the home are consistent with the AP, A1, GF, and TP zones. The Rural Home Industry zone is consistent on parcels that are consistent with the RR, RA, and Resource zones.

Rural Home Medical Clinics and Home veterinary Clinics require a minimum parcel size of 5 ac, and onsite residency by the physician or veterinarian. Veterinarian clinics may also be conditional uses with some parcel size restrictions in the RA, A1, or GF zones. Consult the zoning code.

¹⁹For **type of business**, see §9.11, Businesses In The Home, for explanation of the different types of rural home businesses; see also Chapter 17.68 of the Calaveras County Code.

²⁰**Parcel size** has an impact on the applicable Business In The Home, which is not permitted on parcels smaller than the size indicated.

TABLE IV - 5

Special Considerations

Level of service ²¹ Road classification ²⁴	Water, sewage ²²	Consistent zones	Max. density ²³
More than 50% slope L-O-S A, B, C	Any service	RR-20, RA-20	20 ac
More than 50% slope L-O-S D, E, F	Any service	RR-40, RA-40	40 ac

City of Angels Sphere of Influence

See Table V-325

Community, Special, Specific Plans

See adopted plans²⁶

Airport Special Plan area: base (General Plan designated)
land use and density applies until Plan is adopted.

²¹**Level of service** as assigned in the Special Provisions to the Road Ordinance, or as set by other criteria. See Roads element Table IV-1 for explanation.

²²**Water and sewage:** **Public** - provided by special district; **well** - individual private well or small water system; **septic** - individual private conventional septic system.

²³**Density:** **sf** = square feet; **ac** = acres. Number of dwelling units per the area shown.

²⁴**Functional service classification:** the class assigned to the road (major, minor collector, local, through, connector, residential)

²⁵In the event of amendments between the City's General Plan designations for its Sphere of Influence and the designations shown in the County General Plan, the City's designation shall take precedence until the County's amendment process is complete. The intent is that the County's designations within the Angels Sphere of Influence be consistent with the City's General Plan for the area.

²⁶See the applicable Community Plan for areas designated as Community Plan Areas on the Future Land Use Map (Arnold, Mokelumne Hill, Murphys-Douglas Flat, San Andreas, and Valley Springs. For Special Plans, see Rancho Calaveras or Ebbetts Pass Highway. At the time of General Plan reprinting in January, 1987, there was one Specific Plan pending, Quail Ridge, to be located within the Arnold Community Plan Area.

TABLE IV - 5

NATURAL RESOURCE LANDS

Land use classification	Consistent zones ²⁷	Maximum density
Service levels of A, B, or C required for parcels under 40 ac.		
Wildlife, botanical	A1-40, GF-40 AP-50 TP-160	40 ac 50 ac 160 ac
Agriculture preserves	A1-20 AP-50	20 ac ²⁸ 50 ac
Timber lands	A1-20, GF-20 AP-50 TP-160	20 ac 50 ac 160 ac
Dam Innundation	A1-20-EP	20 ac
Mineral Resource 2A	RA-5 A1-20, GF-20 AP-50 TP-160	5 ac ²⁹ 20 ac 50 ac 160 ac
Mineral Resource 2B	RA-5 RA-10 A1-20, GF-20 AP-50 TP-160	5 ac ²⁸ 10 ac 20 ac 50 ac 160 ac

²⁷When parcels have multiple land use designations, the most restrictive density applies (largest minimum parcel size).

²⁸The 20 acre density is an automatic holding density which is applicable when a Williamson Act contract expires.

²⁹Five acre parcels are possible in MRA lands with findings consistent with the Natural and Archaeological Resources Element.

TABLE IV - 5

IMPORTANT NOTES/EXPLANATIONS

The following items have a direct bearing on the determination of population density and building intensity.

- To determine population density, multiply the number of dwellings per acre by 2.56 persons per acre.
- Legally existing non conforming residential parcels may be zoned RR-X, if less than 5 ac, and RA-X if between 5 and 20 ac no matter which Natural Resource Lands classification that property is located within.
- The PS, Public Service zone is consistent in all designations.
- The REC zone may be consistent in any Natural Resource Lands classification, provided that the development proposed concurrently with the rezoning request is consistent with the policies of this element.
- Lands in the Prime Industrial Corridor which may have a base General Plan designation within Natural Resource Lands are still eligible to be considered for M1, M2, and M4 zoning if otherwise consistent with the policies of this element related to the Corridor.
- Consistent zone - indicates the smallest consistent zone, or most intense consistent zone permitted in the land use designation. Resource zones are always consistent.
- Maximum density - the number of dwelling units per acre based on the land use designation in the General Plan.
- Agriculture Preserves (AP) and Timber Production (TP) zones have minimum parcel sizes established by County ordinance. These zones are consistent in any land use designation.
- Lot coverage - Minimum parcel sizes are not established in commercial or industrial zones. Lot coverage is assigned based on the availability of water or method of sewage disposal, parcel sizes are preferred at no less than one acre with public water, and no less than five ac with well and septic, unless smaller parcels are approved by the Department of Environmental Health.
- The RM, Rural Home Industry zone is consistent with the RR, RA, A1, AP, GF, and TP zones.
- Resource zones (A1, AP, GF, TP) are also consistent with Community Development Lands classifications.
- When multiple land use designations apply, the most restrictive land use takes precedence.
- Minimum parcel size per dwelling or number of dwellings per maximum density mean the same number of dwelling units per acre.

TABLE IV - 5

REFERENCE TABLE OF ZONING DISTRICTS

U	UNCLASSIFIED	Interim
HS	HIGHWAY SERVICE	Interim
A1	GENERAL AGRICULTURE	Resource
AP	AGRICULTURE PRESERVE	Resource
GF	GENERAL FOREST	Resource
TP	TIMBER PRODUCTION	Resource
RA	RESIDENTIAL AGRICULTURE	Resource
RR	RURAL RESIDENTIAL	Residential
R1	SINGLE FAMILY RESIDENTIAL	Residential
R2	TWO FAMILY RESIDENTIAL	Residential
R3	MULTIPLE FAMILY RESIDENTIAL	Residential
RC	RURAL COMMERCIAL	Commercial
RM	RURAL HOME INDUSTRY	Home business
C1	NEIGHBORHOOD COMMERCIAL	Commercial
C2	GENERAL COMMERCIAL	Commercial
CP	PROFESSIONAL OFFICES	Commercial
M1	LIGHT INDUSTRIAL	Industrial
M2	GENERAL INDUSTRIAL	Industrial
M4	BUSINESS PARK	Industrial
REC	RECREATION	Recreation
PS	PUBLIC SERVICE	Miscellaneous
MH	MOBILE HOME	Combining
PD	PLANNED DEVELOPMENT	Combining
ME	MINERAL EXTRACTION	Combining
AAX	AIRPORT APPROACH	Combining
HL	HEIGHT LIMITATION	Combining
EP	ENVIRONMENTAL PROTECTION	Combining
PX	OFFSITE PARKING FOR THIS PARCEL	Combining
X	EXISTING LOT SIZE	Combining

Level of service

Outside of Community Plan, Specific Plan Areas, and Community Centers:

A, B, C - Acceptable

D, E, F - Unacceptable

Community, Special, and Specific Plan Areas, or Community Centers:

Adequate - Acceptable

Inadequate - Unacceptable

If Community, Special, or Specific Plan policies related to level of service are different from the General Plan, the Community, Special, or Specific Plan policies apply to the project. If level of service is not addressed, the policies of the General Plan apply.

VI. PUBLIC FACILITIES AND SERVICES

The following chapters are the second part of the Public Facilities and Services element. The first part, Roads, is Section IV of the General Plan beginning on page IV-1.

PART II TRANSPORTATION SYSTEM

The transportation system, in addition to roads, includes other components. The issues are (1.0) Scenic Highways, (2.0) Public Transit, (3.0) Airports, (4.0) Rail Roads, (5.0) Pipelines, and (6.0) Bicycle and Pedestrians.

1.0 SCENIC HIGHWAYS

Scenic highways are well travelled roads of scenic significance.

1.10 SUMMARY OF MAJOR FINDINGS.

1.11 Scenic highways in general.

Scenic highways are taken into consideration as part of the concept of a "complete highway." This is initiated under state law in the Streets and Highways Code. The purpose is to find and designate highways of unique visual appearance at both the State and local level.

SCENIC HIGHWAYS (PFS/I)

1.12 State scenic highways.

California designates official scenic highways in all areas of the state. The designation is recognizable by the placement of the familiar blue sign with the California Poppy emblazoned on it. Normally, the state designation is generated from the local level by the jurisdiction first including the segment of state highway in its scenic highway element, and secondly by the local jurisdiction implementing planning actions to protect and enhance the scenic appearance of the corridor.

State law permits local management of land use, including density and intensity of development, specific land and site planning (design review), and prohibition of offsite outdoor advertising (billboards). State scenic highway designation is meaningless in terms of local impact unless the local jurisdiction adopts its own regulations concerning development along a scenic highway.

- ◄ **Highway 4.** The Ebbetts Pass Highway, from Arnold Byway in the Arnold Community Plan Area to U.S. 395/Highway 89 in Alpine County is an official State Scenic Highway.

1.13 Locally-designated scenic highways.

A number of segments of the State highways in Calaveras County are considered as County-designated scenic highways. While not currently recognized as such by the State, inclusion in the General Plan is an initial step in the direction of State recognition.

- ◄ **Highway 4.** Between the Stanislaus County line and Angels, Highway 4 offers a number of long stretches with open vistas presently uncluttered by development. Most significant is the vista of the San Joaquin Valley which may be observed by westbound traffic just west of Diamond XX subdivision near Copperopolis. Eastbound traffic at this location has a vista of the Salt Springs Valley and Copperopolis townsite.

Between Angels and Murphys, there are some views of the upper foothills nestled against the backdrop of the high Sierras. Complementing the vistas, there are close-to-the-road meadows and local hills.

- ◄ **Highway 49.** Three segments of the highway have scenic qualities of note. The segment between Mokelumne Hill and San Andreas is a view of Chili Gulch. The segment between San Andreas and Angels offers a vista that is framed by the Hog Back Range and the upper foothills. Between Angels and New Melones Reservoir, the view is

SCENIC HIGHWAYS (PFS/I)

primarily of the reservoir. Management of land use along a scenic highway is already controlled by the General Plan Community Development Element and Community, Special and Specific Plans.

1.20 GENERAL PLAN RECOMMENDATIONS.

- 57-GOAL: Preserve and enhance the natural character and historic character of the scenic highway corridors in Calaveras County.
- 57a-Policy: Support identified scenic highway segments in the County on State highways for inclusion in the State scenic highway program.
- 57b-Implementation measure: Request that Caltrans conduct scenic highway corridor studies of designated areas on Highways 4 and 49.

2.0 PUBLIC TRANSIT

Public transit is a means of group transportation which is offered to the general public or special groups of the public. Public transit may be operated by either the private or public sector.

2.10 SUMMARY OF MAJOR FINDINGS.

Public transit in Calaveras County is currently provided by private operators for intracounty and intercounty service. The Central Sierra Stagecoach, Inc., provides exclusively intracounty service. Calaveras Transit Company provides intercounty service combined with intracounty stops. Other means of mass transit include car and van pools.

2.11 Central Sierra Stagecoach, Inc.

The company operates two fourteen passenger coaches which are primarily used to transport the general public and senior citizens to and from San Andreas or Angels from outlying rural areas. Operations are limited to Monday through Friday. Fares are supplemented with funds from the Urban Mass Transit Act, State Transit Assistance Funds, and Local Transportation Funds, if needed.

PUBLIC TRANSIT (PFS/II)

2.12 Calaveras Transit Company.

The intercounty service connects Arnold, Angels, and San Andreas to Stockton. In addition to its fourteen passenger van, the company provides freight service and interconnections with Greyhound in Stockton. The bulk of its revenue is derived from the freight service.

2.13 Car and van pools.

The major portion of Calaveras County's population reside in the Ebbetts Pass area or the Valley Springs-Rancho Calaveras area. The major portion of the County's employment is centered in San Andreas and Angels. Commuters make up a major portion of general traffic. With increases in gasoline costs, and similar destinations, many commuters within the County have formed car pools. There are some vanpools in the County, but these are generally filled with commuters living in Calaveras County and working in Stockton, Lodi, or Sacramento.

The various schools and the County government generate the greatest number of carpoolers. With carpools come the associated problems of where the members of the pool meet for transportation to work.

In the Arnold area, scarce parking near the entrance to Lakemont Pines and at the Meadowmont Health Spa are taken up by carpoolers on a regular basis. Another problem location is the Main Street area of Murphys. In Valley Springs, there is a commuter parking area in the Southern Pacific Railroad right-of-way near the intersection of Highways 12 and 26. There is a need for "Park and Ride" lots to be located in these commuter gathering areas. Caltrans has identified the locations for Park and Ride facilities in a special report.¹

2.14 Unmet transportation needs.

Each year, the Local Transportation Commission holds public hearings concerning unmet transportation needs. The major groups needing public transportation, who presently may be underserved include the elderly, the Native Americans, the physically handicapped, and developmentally disabled adults.

Senior Citizen transit is coordinated by the Central Sierra Area Agency On Aging. Native Americans are able to obtain transportation through the Tuolumne Rural Indian Health project. There are no regular ride

¹Report on the Status of Park and Ride Facilities (Stockton: Caltrans District 10, September, 1986).

PUBLIC TRANSIT (PFS/II)

programs established expressly for the physically handicapped or developmentally disabled adults.

2.20 General Plan recommendations

- 58-GOAL: Encourage development and maintenance of a means of public and private transportation within the County especially for those requiring specialized services.
- 58a-Policy: Expand existing transit, as needed, while remaining within the financial ability of riders and public subsidy.
- 58b-Policy: Coordinate existing transit service within the County to eliminate duplicate services and avoid conflict with private transit providers.
- 58c-Policy: Develop programs to increase the use of ridesharing, carpools, and vanpools.
- 58d-Implementation measure: Monitor the County transportation system to determine service and cost effectiveness and adjust system routing and frequency accordingly.
- 58e-Implementation measure: Improve public awareness of transit systems and services through the media by means of articles, advertising, and other promotion devices.
- 58f-Implementation measure: Apply for mass transit grants on an annual or as available basis for the purpose of expanding transit services or offsetting the costs of public awareness.
- 58g-Implementation measure: Investigate at the time each Regional Transportation Plan is reviewed the possibility of formal ride sharing programs.
- 58h-Implementation measure: Designate areas for "park and ride" facilities, and commence planning for development.

3.0 AIRPORTS

Airports are facilities for the landing, taking off, storage, repair, and maintenance of aircraft, including jets, airplanes, helicopters, and ultra-light aircraft, whether or not such uses are regulated by the

AIRPORTS (PFS/II)

Federal Aviation Administration. Airports are also called "air strips."

3.10 SUMMARY OF MAJOR FINDINGS

3.11 Private airfields.

There are a number of privately owned and operated air strips in Calaveras County. The air strips are generally used by the owner and guests for service to a large ranch or parcel.

New private air strips can be divided into one of two classifications. The first is the "individual air strip." This is the airport that is generally found in the County. It is constructed by an individual property owner for his or her own use.

The second is the "subdivision amenity." This is an airstrip that is constructed as part of a planned subdivision which may be used by some or all of the property owners and guests.

The individual air strip generally is used on a limited basis, and is generally compatible with surrounding land uses. The subdivision air strip has the potential for much greater use, and its compatibility with adjoining land use becomes a more important issue in terms of noise, design, and safety.

3.12 Public airports.

There is presently one public airport in Calaveras County. Calaveras County/Maury Rasmussen Field was dedicated in 1982, and is located between Angels Camp and San Andreas on Highway 49. The airport has an initial runway length of 3,600 feet (Basic Utility Stage II). The present runway will accommodate all single engine and smaller twin engine aircraft expected to use the facility on a routine basis. Light executive jet aircraft can be accommodated on the present runway on a limited basis.

There are plans to expand the runway to 4,200 feet (General Utility) which would allow larger twin engine and medium size jet aircraft to utilize the airport.

Presently, there are hangar and tie-down facilities for nearly 100 aircraft at the field. There is room to accommodate about 200 aircraft in the future.

AIRPORTS (PFS/II)

The nearest adjoining public airports are Amador County (in Jackson, 15 miles north), and Columbia (Tuolumne County, 19 miles south).

Calaveras County Airport is financially self-supporting. In reviewing applications for new public or private airstrips, impacts on the County airport should be considered.

3.20 GENERAL PLAN RECOMMENDATIONS

- 59-GOAL: Permit airports when safe and compatible with neighboring land uses.
- 59a-Policy: Limit individual private airports to rural areas of the County where there is less significant impact from noise or danger to nearby residents.
- 59b-Policy: Limit subdivision airports to projects which are designed from initiation to include a private airport.
- 59c-Policy: Ensure adequate review of applications for air-strips.
- 59d-Implementation measure: Require conditional use permits, with coordination with Caltrans Division of Aeronautics for all airstrips.
- 59e-Implementation measure: When reviewing applications for individual private airports, ensure that the proposal is for a parcel that:
- ◆ is not part of an existing residential subdivision, and
 - ◆ is compatible with adjoining existing and potential land use, and
 - ◆ is in compliance with County noise and safety requirements, and
 - ◆ meets the standards of the zoning ordinance for the airport approach zone and airport height limitation zone as applied to the subject property.
- 59f-Implementation measure: When reviewing applications for subdivisions designed to include airports, ensure that the proposal provides adequate building sites and buffers meeting the requirements of the Airport Approach Zone and Airport Height Limitation Zone, and is compatible with land uses outside the proposed subdivision.
- 59g-Implementation measure: Enforce the provisions of the Airport Approach Zone and Airport Height Limitation Zone in relation to airports.

AIRPORTS (PFS/II)

- 60-GOAL: Enhance, maintain, and improve the Calaveras County Airport.
- 60a-Policy: Ensure a complete package of quality aviation services at the County airport.
- 60b-Policy: Ensure that new land uses and zoning surrounding the County airport do not create future land use conflicts.
- 60c-Implementation measure: Include, and review annually, improvement and expansion priorities for Calaveras County/Maury Rasmussen Field in the Regional Transportation Plan.
- 60d-Implementation measure: Prepare an Airport Special Plan to establish land use, zoning, and development policies within the general area of the County airport.

4.0 RAILROADS

Railroads include any transportation by rail facilities.

4.10 SUMMARY OF MAJOR FINDINGS.

A branch of Southern Pacific Transportation Company serves the County from the San Joaquin Valley to as far east as Kentucky House (Calaveras Cement Plant). The primary freight on this line is cement products and coal for fueling the rotary kilns used in cement manufacture.

The branch line passes through Wallace, Burson and Valley Springs and connects with the mainline in Lodi. The service when running is generally one train per day, Monday through Saturday. The line serves intermediate spurs to various customers along the route.

4.20 GENERAL PLAN RECOMMENDATIONS

- 61-Goal: Encourage the maintenance of the existing branch line of Southern Pacific as a viable transportation alternative in the County.
- 61a-Policy: Promote industrial development in areas served by rail lines.

RAILROADS (PFS/II)

61b-Implementation Measure: Areas served by rail should be designated industrial wherever appropriate.

5.0 PIPELINES

Pipelines are devices for conveying liquids, gases, or finely divided solids, also known as slurry.

5.10 Summary of Major Findings

Pipelines constitute an essential means of transporting certain commodities for long distances.

Only a few products and materials are transported by pipelines in Calaveras County as follows:

Products	Owner
Irrigation and drinking water	Various districts and City of Angels
Natural gas	Pacific Gas and Electric
Sewage	Various Districts
Limestone slurry	Calaveras Cement
Water for power generation	P G & E, Northern California Power Authority, East Bay MUD, and other districts

A large part of the County's water resources are exported to urbanized areas via pipelines.

The natural gas pipeline in Calaveras County was originally installed to serve the cement plant. Since that time, branch lines have been constructed to serve San Andreas and a few smaller communities near the pipeline.

Sewage disposal by pipeline is limited to the densely populated areas of the County. These systems are addressed in subsequent sections of this plan.

PIPELINES (PFS/II)

Limestone is transported 17 miles by high pressure pipeline from a quarry on Camp Nine Road near Vallecito to the cement plant at San Andreas.

Water for power generation is transported in flumes, tunnels and high pressure steel penstocks to powerhouses located on major rivers or streams. Most of the power is transported by high voltage powerline to the urbanized areas outside of the County.

5.20 General Plan Recommendations

62-Goal: Promote the continued and expanded use of pipelines for the transport of suitable products and materials.

62a-Policy: Permit pipelines in public rights of way under established conditions.

62c-Implementation Measure: Review encroachment permit procedures and designate specific portions of rights-of-way for the installation of pipelines.

6.0 BICYCLE, PEDESTRIAN, AND EQUESTRIAN TRAVEL

Bicycle travel is travel by non-motorized wheeled vehicles. Pedestrian travel is travel on foot. Equestrian travel is travel on horses.

6.10 Summary of Major Findings

Calaveras County adopted a "Bike Plan" in September of 1980. The plan includes goals, policies and implementation measures which specifically address bicycle travel as an integral part of the transportation system. The plan does not address the needs of the pedestrian except as related to the use of the bicycle paths by both cyclists and pedestrians.

The local Bicycle Plan includes a portion of the statewide network as well as complementary local routes.

Little of the local system of bicycle-pedestrian paths (generally widened roadway shoulders) has been constructed. A portion of the statewide system along State Highway 49 has been developed with widened shoulders but no striping has been accomplished. Considering the

BICYCLES ♦ PEDESTRIAN ♦ EQUESTRIAN ◀ PFS / II

traffic speeds on a 32 foot roadway in rural areas, the shoulders are not attractive to cyclists.

Pedestrian and bicycle use of existing roadways in the rural areas is hazardous due to inadequate width of roadways. In the more urban areas of the county, provision for pedestrians is being addressed in proposed roadway standards which would require some sidewalks to be constructed.

Due to present roadway needs in terms of both construction and maintenance, it is unlikely that much roadway widening will be accomplished in the near future which will provide for the needs of pedestrians or cyclists.

The special needs of students, particularly in the Arnold, Murphys, and San Andreas areas are addressed in the Bike Plan.

Bicycle parking facilities are needed in certain areas to provide shelter and security for bicycles.

The older areas in the Gold Rush communities were provided with sidewalks. Many of these sidewalks need repair.

A locally funded pedestrian-bicycle path on a separate right-of-way is in the planning-construction stage in San Andreas along San Andreas Creek. Construction may be expedited if additional state funding can be obtained to match local transportation funds.

Equestrian travel provides recreation to many residents and visitors to the County even though a formal trail system does not exist. Given the predominant rural character of the County most equestrian travel occurs on private lands.

6.20 General Plan Recommendations

63-Goal: Encourage non-motorized travel systems by providing a safe area for bicycles, pedestrians, equestrians on existing and proposed roads.

63a-Policy: Provisions for non-motorized travel shall be included in future design and improvements of transportation facilities with primary consideration given to provide for the safety of school children and local residents on existing and proposed traffic facilities.

BICYCLES ♦ PEDESTRIAN ♦ EQUESTRIAN ♦ PFS / I I

- 63b-Implementation Measure: Utilize all available funding for construction and maintenance of facilities including:
- ♦ Two percent of Local Transportation Fund allocated for bicycle-pedestrian facilities.
 - ♦ State funding under §157.4 of the Streets and Highways Code.
 - ♦ State Bicycle Lane Account funds in accordance with priorities set forth in §2386 of the Streets and Highways Code.
 - ♦ Federal Funding if available under Title 23, §217, of the United States Code.
- 63c-Implementation Measure: Implement the priority projects in the 1980 "Bike Plan" as funding permits.
- 63d-Implementation Measure: Schedule routine inspection of sidewalk conditions, and as a minimum, report all hazardous conditions to the County for correction by the abutting property owner.
- 63e-Implementation Measure: Assist and promote locally sponsored "do-it-yourself" trail projects including right-of-way donations.

WATER SYSTEM (PFS/III)

PART III: **WATER SYSTEM**

The County's water resources serve numerous functions. This section deals with consumptive and irrigation use of those water resources.

The County's water system is divided into two categories: groundwater; and district water.

1.0 GROUNDWATER

(Refer to Groundwater Potential map)

Groundwater is water stored in the earth which supplies wells and springs.

1.10 Summary of Major Findings

1.11 Groundwater Potential.

The potential of groundwater to serve either domestic or irrigation purposes is dependent upon a number of factors. Two principal factors include: well production characteristics in specific bedrock geologic units, and the potential for full season recharge of the groundwater system.

The bedrock units of the County vary in the amount and characteristics of voids. Some geologic units may consistently yield water to wells at high rates; other units may consistently yield water to wells at lower rates; while still others may not yield consistent rates of water at all. Groundwater flow characteristics and topographic relationships of bedrock units provide for a variety of responses to long term drought conditions. Some geologic units tend to retain a reasonably highwater table during a long term drought if little pumping occurs, while others tend to "drain" quickly during a drought even without the influence of groundwater pumping.

The second important factor regarding the use of groundwater is the potential for seasonal groundwater recharge. The groundwater system of Calaveras County is one in which winter precipitation leads to soil saturation and some of this moisture moves into underlying bedrock and forms the annual groundwater recharge. It is the water that drains

WATER SYSTEM (PFS/III)

slowly toward stream courses through the spring and summer that maintains stream flow and also is the water drawn into wells during pumping.

Groundwater recharge potential is controlled by a group of climatic factors. Calaveras County, with its geographic position on the west slope of the Sierra Nevada and an elevation range of 300 to 8,700 feet, has a rather consistent climate gradient from the warm, semi-arid San Joaquin Valley on the west to the cool, sub-humid Sierra Nevada crest zone. From the western low elevations to the eastern high elevations, annual precipitation increases (with some leveling off at around 7,000 feet). Of particular importance is the annual and seasonal west to east relationship between precipitation and temperature.

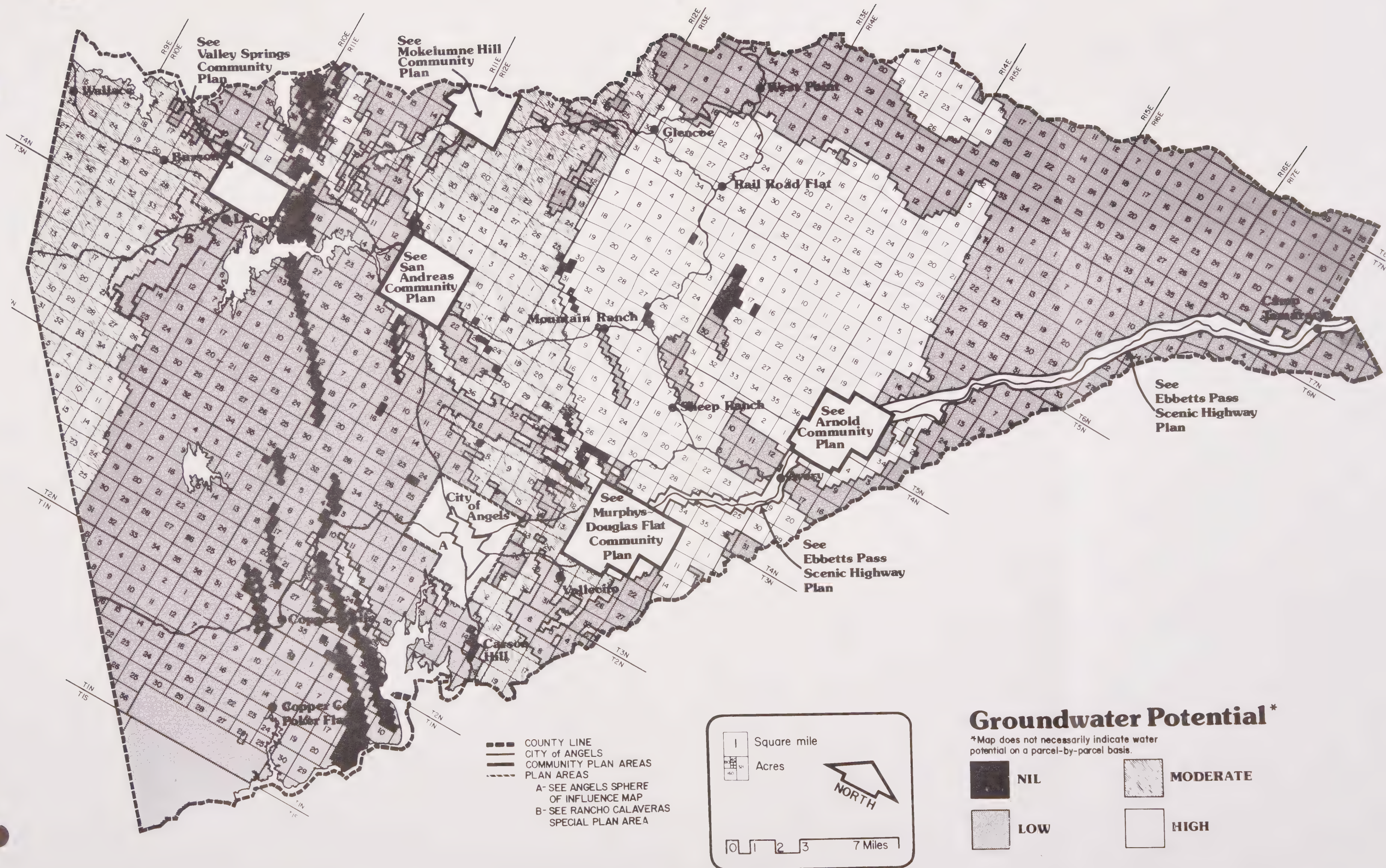
At higher elevations, precipitation occurs through a greater portion of the winter and the moisture stored in the snow pack is made available slowly through the winter and at a high rate during the spring melt season. Due to greater precipitation, its late season availability, and lower evapotranspiration rates, high elevations can provide water for groundwater recharge consistently from year to year at relatively high rates. At lower elevations the precipitation season is shorter than at higher elevations and the total seasonal precipitation is less. Snow pack is non-existent and, therefore, does not provide for storage of moisture after the precipitation season. Warm early season temperatures provide for high potential evapotranspiration in combination with moisture being used by plant activity and growth. Therefore, regional drought conditions can more seriously affect lower elevations than higher elevations, making full seasonal recharge less reliable.

Because concentrated groundwater pumping in certain areas of the County could create a situation, whereby annual recharge could be less than the amount of water withdrawn, the County has been categorized into four zones of groundwater potential.

High groundwater potential areas are areas where rates of well production are, in general, consistently high enough to assure supplies for domestic use with full seasonal recharge of the ground water system.

Moderate groundwater potential areas are areas where rates of well production again are consistently high enough to assure supplies for domestic use but if wells in these areas are concentrated they may present problems for full seasonal recharge of the groundwater system.

Low groundwater potential areas generally have low water yields and/or are prone to droughts.



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WATER SYSTEM (PFS/III)

Those areas with **nil groundwater potential** are serpentine areas often with good rates of water yield but with highly mineralized water quality characteristics.

These four zones represent generalized data for the County and are presented here for **informational purposes only**. They do not necessarily indicate water potential on a parcel-by-parcel basis, and, therefore, cannot be used in this regard.

1.12 Proof of groundwater.

Because the availability of groundwater is difficult to determine on a site-specific basis by relying on general maps, it becomes necessary to assure adequate yields of good quality water by other means.

Currently, the Calaveras County Environmental Health Department does require proof of adequate potable water for new subdivisions but not for existing parcels. Proof of water for new subdivisions is placed as a condition of approval on parcel maps either stating the subdivision will be served by a district water system or that sufficient groundwater is available. Methods of groundwater verification include:

- requiring a well or wells to be drilled; or
- analyzing well logs from adjacent properties; or
- requiring a Well Statement be prepared by a licensed well water contractor.

The County currently does not have a groundwater ordinance; therefore, the verification of groundwater is done without the benefit of established procedures and policies. Likewise, without a groundwater ordinance, coordination does not exist with the County's Sewage Disposal Ordinance to assure that wells are located proper distances from septic systems.

1.20 General Plan Recommendations

64-Goal: Preserve and protect the County's groundwater resources through the appropriate development and use of those resources.

64a-Policies: Strive to assure that future subdivisions and developments have adequate yields of potable water.

WATER SYSTEM (PFS/III)

64b-Implementation Measure: Develop a groundwater ordinance to include, at a minimum, testing procedures to determine adequate quantity and quality of water for new parcels.

2.0 PUBLIC WATER

Public water is water which is collected, stored and delivered to customers within the County by organized service districts.

2.10 Summary of Major Findings

Approximately two-thirds of the population of the County is currently served by Public water systems. The remaining one-third of the population is assumed to be served by groundwater resources.

Based upon an attitude survey (April, 1980) adequate water supplies is the number one priority issue facing the future of the County.

There are currently six separate public utilities within Calaveras County which supply water:

- Calaveras County Water District (CCWD)
- Calaveras Public Utility District (CPUD)
- Union Public Utility District (UPUD)
- Valley Springs Public Utility District (VSPUD)
- Pacific Gas and Electric (PG&E)
- City of Angels

A very brief description of each of these water suppliers follows:

The **Calaveras County Water District** is the only "water district" within Calaveras County; however, there are other water suppliers as previously identified. CCWD's service area is coincidental with that of Calaveras County's boundaries. The district's water system is comprised of a complex arrangement of streams and facilities plus water rights and agreements among federal, state, and local agencies and private companies. The district's primary sources of water are derived from the North Fork of the Stanislaus River, the Calaveras River, the Middle and South Forks of the Mokelumne River and their various tributaries.

The **Calaveras Public Utility District** is one of three public utility districts in Calaveras County. The district serves the communities of Mokelumne Hill, Paloma, and San Andreas plus some rural settlements

WATER SYSTEM (PFS/III)

within their 30.5 square mile service area. CPUD obtains its water from the Mokelumne River system.

The **Union Public Utility District** serves portions of the communities of Murphys, Douglas Flat, Vallecito, and Carson Hill. The district covers approximately 13 square miles. Union PUD distributes and administers water purchased from P.G. & E.'s Utica system.

The **Valley Springs Public Utility District** covers a small area of approximately one square mile in the community of Valley Springs. The district derives its water from three wells and the water is stored in two holding tanks.

Pacific Gas and Electric Company, in addition to providing energy to the County, supplies water at "wholesale" to the community of Angels Camp, Union PUD and CCWD. P. G. & E.'s water supply system, known as the Utica system, includes four reservoirs at the headwaters of the North Fork of the Stanislaus River.

The **City of Angels** purchased its water supply in 1985 from P. G. and E. The City provides water within its incorporated area and to parts of the Sphere of Influence.

Mutual Water Companies. In addition to the public utilities (and PG&E) listed previously, there are several mutual water companies owned and operated by subdivision property owner associations. These include Blue Lake Springs Mutual Water Company, Pinebrook Mutual Water Company, and Mineral Mountain Estates Mutual Water Company.

Water Rights. In most cases, the water suppliers in Calaveras County have sufficient water rights to meet expected requirements in the County over the short-term. The more immediate problem is the generation of capital to develop the storage and distribution facilities needed to use the water. In respect to the longer time frame of the general plan, current water rights are likely to not be sufficient to meet projected water demand in the County if it is to realize its full development potential, especially with regard to agricultural development.

2.20 General Plan Recommendations

65-Goal: Assure the preservation of the County's current water rights and the attainment of additional water rights in order to be able to realize the County's full development potential.

WATER SYSTEM (PFS/III)

- 65a-Policy: Support the development of water projects in the County for domestic and irrigation purposes.
- 65b-Implementation Measure: Seek out all available funding sources for the development of water projects in the County.
- 66-Goal: Strive to provide adequate water supplies to water users in the County.
- 66a-Policy: Encourage the continued cooperation among water suppliers in the County in meeting the water needs of the County as a whole.
- 66b-Implementation Measure: Assure that water suppliers in the County expand their water districts in an orderly manner through the review process of the Local Agency Formation Commission (LAFCO).²

²The passage of the Cortese-Knox Local Government Reorganization Act of 1985 in California established a means of coordination governmental and district decisions through a Local Agency Formation Commission (LAFCO). LAFCO, in Calaveras County's situation, is comprised of two appointed members of the County Board of Supervisors, one appointed City official from Angels, and two members representing the general public, appointed by the other three members of the commission. The principal powers and duties of LAFCO are to review the incorporation of cities, the formation of special districts, and the annexation of territory to local agencies.

WASTE DISPOSAL (PFS/IV)

PART IV: **WASTE DISPOSAL SYSTEM**

The County's waste disposal system is divided into two categories: solid waste and sewage.

1.00 SOLID AND LIQUID WASTE

1.10 SUMMARY OF MAJOR FINDINGS

Solid waste includes such wastes as refuse, paper, and discarded appliances, and semi-solid wastes derived from septic tanks, referred to as septage.

1.11 Solid Waste.

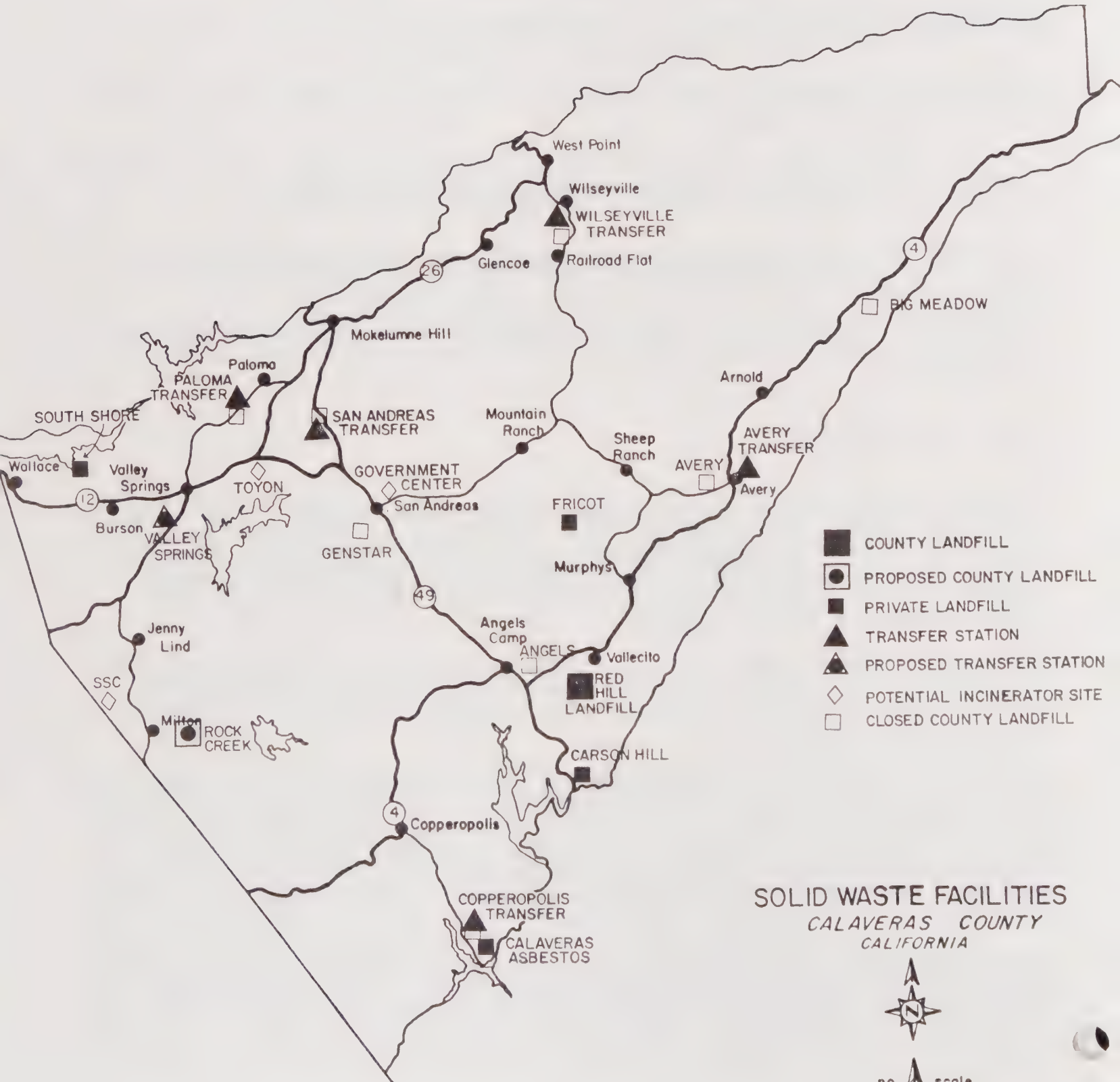
At least eight agencies have responsibility for proper operation of refuse disposal within the County. They are the State Department of Forestry, the U. S. Forest Service, the County Department of Public Works, the California Waste Management Board, Department of Health Services, County Department of Environmental Health, and the State Water Resources Control Board.

The City of Angels has its own franchise for garbage collection. The remainder of the County collects its own garbage or is serviced by private collectors with franchise agreements and county-imposed standards of operation.

The County, through the Department of Public Works, provides waste disposal facilities for Calaveras County. The County currently has six waste disposal transfer stations and a major landfill area. The transfer stations are located at Avery, Copperopolis, San Andreas, Wilseyville, Paloma and Vallecito. The landfill is referred to as the Red Hill site and is located about 1.5 miles south of Highway 4 and one mile west of the community of Vallecito.

The County has a five year contract with John Giambastiani and Sons of Stockton to operate the facilities. The contract expires in January, 1990, or when the Red Hill landfill reaches its capacity.

WASTE DISPOSAL (PFS/IV)



WASTE DISPOSAL (PFS/IV)

Each transfer station has a developed area of $1\frac{1}{4}$ acres and includes a compactor with control room, four 55-gallon drums of water for fires, fire extinguisher and recycling bins.

The system is financed by user fees included in each property owner's tax bill plus other fees for such special users as parks, businesses, and hospitals. Second home owners pay 75 percent of the fee. A cubic yard fee is also charged for non-property owners and non-residents.

The Red Hill land fill had been alleged to be the cause of some water pollution problems. Between 1978 and 1985, the county spent approximately \$250,000 to repair the land fill and construct water retention ponds. After heavy rains in 1980, however, allegedly polluted water was overflowing the ponds and running into ravines that flow into New Melones Reservoir. By 1985, with the addition of more than \$100,000 in monitoring and leachate control equipment, the supposed problems at the landfill were brought under control. In addition to the allegations of water pollution problems, the Red Hill land fill is thought to be reaching ultimate capacity. It is now estimated that the landfill will be at capacity in late 1989 or early 1990.

The County has recently decided to pursue a new landfill site on two hundred acres east of Milton in Sections 11 and 14, T2N, R10E, MDM. The new site, called the Rock Creek landfill, is proposed to be opened in December, 1989. As part of the implementation of the new landfill, there will be changes in the transfer station facilities. The existing Paloma Road site will be closed, and a new transfer station sited in the Valley Springs-La Contenta-Rancho Calaveras area. The specific site has not yet been selected. As part of the change of landfills, the Avery and Red Hill transfer stations will be enlarged.

1.12 Septage.

The County, utilizing State Clean Water grant funds, has authorized a septage study to be prepared to propose possible sites for the disposal of septage waste. Currently, there is one site in the County near Mountain Ranch. A previous site near Valley Springs is not being used at present by private septage haulers because of an order by the Department of Environmental Health prohibiting dumping on the non-permitted site. The County has an emergency agreement with Amador County to utilize the Buena Vista landfill near Ione for septage disposal only on a temporary basis.

WASTE DISPOSAL (PFS/IV)

1.13 Incineration.

There has been some interest in the County in pursuing a waste-to--energy facility. Several locations are under consideration as possible sites. A feasibility study on the economics of incineration to be prepared by the California Energy Commission.

1.20 General Plan recommendations.

- 67-Goal: Assure an environmentally acceptable system is established in the County for the disposal of solid and septic wastes.
- 67a-Policy: Develop the Rock Creek landfill site and implement associated changes in the Solid Waste Management Plan.
- 67b-Policy: Find a site and obtain permits for a convenient site for the disposal of septic waste site in the County.
- 67c-Implementation Measure: Continue to work in cooperation with the California Waste Management Board toward this policy.

2.0 SEWAGE

Sewage is liquid waste containing organic or inorganic matter in suspension or solution.

2.10 Summary of Major Findings

Sewage disposal in the County is largely handled by either individual waste systems or district sewer systems.

2.11 Individual Systems.

Individual systems include various means of sewage disposal with septic systems being the most common. It is estimated that 65 percent of sewage disposal in the County is done with individual systems.

Some areas of the County have been found to use unsatisfactory sewage disposal systems often resulting in surface water pollution. The main

WASTE DISPOSAL (PFS/IV)

factors contributing to the failure of individual waste disposal systems are a combination of poor soil conditions, steep slopes, small lot size, and a seasonally high water table. Other factors include inadequate percolation, faulty system construction or installation, and incorrectly performed percolation tests. A few communities (such as West Point, Vallecito, and Arnold) have had temporary moratoriums placed upon them by the Central Valley Regional Water Quality Control Board as a result of failing systems. In these areas, individual waste disposal systems must be engineered.

On April 28, 1980, the County passed Ordinance No. 1285 which provides for the sanitary disposal of sewage in unincorporated areas. The ordinance further provides for the establishment of rules and regulations which were adopted March 9, 1981. The rules and regulations apply to all developments and new construction. The main provisions of these regulations require that soil profiles and percolation tests be conducted and minimum systems design criteria be met. The regulations also prescribe the type of disposal system for single family parcel sizes. Single family lots relying on septic systems which are served by wells must have a minimum lot size of 5 acres. Those having district water and relying upon septic systems must have a minimum lot size of one acre.

The rules and regulations of the County's Sewage Disposal Ordinance pertain primarily to traditional sub-surface systems such as the septic tank/leach field disposal method. Some areas of the County, including areas which are currently subdivided into small parcels, are unbuildable because of their inability to meet basic septic system design criteria. As institutional and technological advances are made regarding alternative waste disposal systems (such as water-less composting systems) this limitation to development may be eliminated. Studies are now on-going at both the State and County levels regarding individual alternative waste disposal systems.

2.12 Public Systems.

Public sewer systems are the second type of waste disposal system used within Calaveras County. It is estimated that 35 percent of sewage disposal in the County is done via district systems.

Five district agencies within the unincorporated portion of the County provide sewer services:

- Calaveras County Water District (CCWD)
- Mokelumne Hill Sanitary District (MHSD)
- Murphys Sanitary District (MSD)
- San Andreas Sanitary District (SASD)
- Valley Springs Sanitary District (VSSD)

WASTE DISPOSAL (PFS/IV)

A very brief description of each of these agencies follows:

CCWD, in addition to supplying water, operates seven sanitary improvement districts in the County. They are Arnold, Copper Cove, Douglas Flat, Forest Meadows, La Contenta, West Point, and Wilseyville. Districts are being proposed for Avery and Vallecito.

The **Mokelumne Hill Sanitary District** serves an area of approximately one square mile and an estimated population of 600 to 700 persons. The District completed a sewage treatment plant in 1974 with an accompanying spray disposal area. The spray field has not yet been needed; instead, all wastewaters are disposed of by evaporation in the District's holding ponds.

The **Murphys Sanitary District** was formed in 1960. It serves approximately 600 accounts. The District's facilities include a treatment plant and an older collection system which has problems with infiltration. Correction of this problem is scheduled in the District's future plans.

The **San Andreas Sanitary District** serves a population of about 1500 to 2000 persons. The District's facilities include a treatment plant but insufficient disposal area. During warm weather periods wastewater is discharged into nearby surface waters. The State Regional Water Quality Control Board has advised the District to limit new connections until this problem is resolved with an acceptable disposal area.

The **Valley Springs Sanitary District** serves a population of 300 to 400 persons in approximately a one square mile area. This district has a sewage plant which is considered to be at capacity.

2.20 General Plan Recommendations

- 68-Goal: Assure adequate disposal of sewage in the County in order to protect the County's water supplies and the public's health, safety, and welfare.
- 68a-Policy: Require all future land developments to have either district sewer systems or acceptable individual waste disposal systems.
- 68b-Policy: Actively pursue the development and acceptance of alternative individual waste disposal systems which minimize pollution and water usage.
- 68c-Policy: Continue to research, monitor, and enforce methods to correct failing septic systems.

WASTE DISPOSAL (PFS/IV)

- 68d-Policy: Continue to work cooperatively with sewer districts in the County toward the improvement and expansion of sewer systems.
- 68e-Implementation Measure: Continue to enforce the provisions of the County Sewage Ordinance.
- 68f-Implementation Measure: Continue to work cooperatively with the State's Regional Water Quality Control Board toward these policies.
- 68g-Implementation Measure: Assure that sanitary districts in the County expand their districts in an orderly manner through the review of the Local Agency Formation Commission (LAFCO).
- 69-Goal: Assure that waste water disposal does not pollute groundwater sources.

WASTE DISPOSAL (PFS/IV)

69a-Policy: Apply the following densities and minimum parcel sizes to all future subdivisions and developments:

Land Use	Domestic Water/Waste Disposal System	Min. Parcel Size	Max. Density or Intensity
Single Family Residential	District water/sewer District water/septic Well water/septic	7000 sq. ft. 1 acre 5 acres	1 per 7000sf ³ 1 per 1 ac ³ 1 per 5 ac ³
Multiple family residential ⁴	District water/sewer District water/septic Well water/septic ⁵	7,000 sq. ft. 1 acre 5 acres	12 per 1 ac ³ 6 per 1 ac ³ 3 per 1 ac ³
Commercial ⁶	District water/sewer District water/septic Well water/septic	7,000 sq. ft. 1 acre ⁸ 5 acres ⁶	90% ⁷ 75% ⁷ 50% ⁷
Industrial ⁶	District water/sewer District water/septic Well water/septic	7,000 sq. ft. 1 acre ⁶ 5 acres ⁶	90% ⁷ 75% ⁷ 50% ⁷

69b-Implementation Measure: Continue to enforce the intent and provisions of the County's Sewage Disposal Ordinance as it relates to existing and future parcel sizes.

69c-Implementation Measure: Revise the Zoning Ordinance to reflect this policy.

³Number of **dwelling units per density** area (sf = square feet; ac = acre) shown. 1 per 7000sf means one unit per 7000 square feet.

⁴New Multiple family residential zones are permitted only with district water and not with well water.

⁵Multiple family residential development on parcels with well and septic is permitted only for those developments with previously existing multiple family residential (R2, R3) zoning under the provisions of Goal 51 of the Community Development Element. New R3 zoning is not permitted when public water is not available.

⁶The density of commercial and industrial development may be further limited by the proposed use and the capacity of the soils or public sewage system to accommodate liquid waste disposal.

⁷Percent of building coverage of gross parcel area.

⁸Parcels of less than this size may be approved with Planned Development (PD) or equivalent zoning combining district so that the actual construction onsite is subject to the approval of a design permit issued by the Planning Commission.

WASTE DISPOSAL (PFS/IV)

PART V: ENERGY SYSTEM

Energy is simply the capacity to perform work. The two most common forms of energy are electrical energy and thermal (or heat) energy. Each of these forms can also be converted rather easily to perform mechanical tasks.

1.0 Summary of Major Findings

The energy system in Calaveras County is a complex system not only dependent upon local resources but also upon state, national, and international resources. A brief energy overview is given in order to place local energy use within this broader context.

An awareness is quickly emerging that energy is an equally essential resource to the modern day world as are land, air, and water resources. This awareness was precipitated by a number of factors, including the oil embargo of 1973, continued actions by OPEC to raise the price of oil, and recent events in Iran.

Fossil fuels (oil, natural gas, and coal), which supply most of the world's current energy use, are now realized to be finite and virtually non-renewable. Sufficient evidence exists that to indicate the era of cheap, readily recoverable fossil fuels is approaching a predictable end. World-wide fossil fuel resources could be depleted in as short a time period as 35 years if our growth rate in consumption is not significantly reduced.

The prospect of nuclear energy is frequently regarded by some as a substitute for our rapidly diminishing supply of fossil fuels. The outlook of nuclear energies a contribution to our **long-term** energy supply, though, is obscured by both limited amounts of nuclear fuel resources and the public controversy concerning the safety of using nuclear energy.

The County's energy system operating today relies heavily upon imported fossil fuels which in time will become even more scarce and ever increasing in cost. Based upon national per capita figures, it is estimated that 5.5 million dollars flow annually from the personal accounts of Calaveras County residents to the national accounts of the

ENERGY SYSTEM (PFS/V)

OPEC countries. To assure that the County's economy remains viable in the future, this exodus of local dollars must be curtailed.

The nature of the solution to this energy supply/financial problem rests in making a "transition" to a more efficient energy system plus one that relies upon alternative energy sources. Significant energy and dollars savings exist through the application of various conservation measures in the County. Additionally, the County of Calaveras is fortunate to have an abundance of alternative energy sources. The combined potential of indigenous energy sources such as hydro, solar, wind, and biomass far exceeds current and any projected energy needs for the County in the future. Once equipment is installed to collect, store and use these energy sources (since they are renewable) energy costs within the County can become maintainable in the face of escalating fossil fuel costs.

Energy is measured in British Thermal Units (BTUs). One Btu represents the quantity of heat required to raise the temperature of one pound of water 1 degree Fahrenheit. For comparison purposes, the following conversion factors are provided:

TABLE VI - 1-9
CONVERSION FACTORS

Cubic Foot of natural gas	1,000 Btu
Kilowatt Hour (KWH)	
of electricity (at the outlet)	3,423 Btu
Kilowatt Hour (KWH)	
of electricity (at the generating plant)	10,500 Btu
Gallon of regular gasoline	119,000 Btu
Gallon of Diesel Fuel	136,000 Btu
1 Therm of Natural Gas	100,000 Btu
1 Cord of Wood	20,000,000 Btu
1 Gallon of propane	91,500 Btu
1 Barrel of Aviation Fuel (BBl.)	5,048,000 Btu

⁹Source: California Energy Commission, 1981

ENERGY SYSTEM (PFS/V)

TABLE VI-2

TOTAL ENERGY CONSUMPTION COUNTY OF CALAVERAS

Estimated for the Year 1979-10

Stationary Sector ¹¹	Billion of BTUs	% of Total
Residential	1675.4	46.5
Commercial	474.0	13.2
Governmental	5.3	0.1
Industrial	1404.2	39.0
Agriculture	24.0	0.7
Other	16.7	0.5
SUBTOTAL	3599.6	100.0
Mobile Sector		
Auto and Light Truck	861.1	83.0
Med. Truck	80.6	7.8
Heavy Truck	90.9	8.8
Aviation	4.8	0.5
SUBTOTAL	1037.4	100.0
GRAND TOTAL (Stationary & Mobile Sector) 4637.0		

¹⁰Source: Calaveras County Planning Department

¹¹The stationary sector are those energy users which use energy at a fixed location (such as residential, commercial, and industrial users).

ENERGY SYSTEM (PFS/V)

A leadership role established at the local level can assure a smooth, non-disruptive transition to an efficient, renewable energy-based economy. Federal and State solutions may not be appropriate or timely to the County's local energy needs. Realizing the energy opportunities available locally will require a commitment and involvement of the entire Calaveras County Community. While the County can be assisted by the actions of larger entities such as central utilities, a community's **energy self determination** cannot be delegated!

2.0 General Plan Recommendations

- 70-Goal: Strive to provide a smooth transition from the County's current non-renewable based energy system to one that is efficient and capable of using renewable energy resources. Assure that the means and timing of this energy transition are locally determined.
- 70a-Policy: Encourage the reduced use of fossil fuels through conservation efforts and the use of alternative forms of energy.
- 70b-Implementation Measure: Establish a program to provide energy conservation and development information for other agencies, developers, and the general public.
- 71-Goal: Strive to ensure that future residential subdivisions in the County are capable of using solar energy.
- 71a-Policy: Strive to assure that all parcels within future residential subdivisions have direct solar access.
- 71b-Implementation Measure: Implement the State's Solar Rights Act and Shade Control Act.
- 71c-Implementation Measure: Develop solar access and site development standards as part of the County's Zoning Ordinance.
- 72-Goal: Strive to reduce the use of non-renewable energy in the transportation and stationary sector (see table VI-2).
- 72a-Policy: Encourage energy savings in all buildings through modifications in building and equipment operation and design.

ENERGY SYSTEM (PFS/V)

- 72b-Implementation Measure: Investigate the development of local energy standards for all new buildings in the County as a substitute for State standards.
- 72c-Policy: Promote the use of carpooling, walking, and bicycling within the County.
- 72d-Implementation Measure: Investigate the establishment of a formal ridesharing program in the County through CalTrans.
- 72e-Implementation Measure: Strive to develop facilities to encourage bicycling and walking in the county.
- 73-Goal: Encourage development of the County's hydro, solar, wind, and biomass resources which will serve local residents, businesses, and industry.
- 73a-Policy: Promote the development of hydro-electric facilities in the County.
- 73b-Policy: Encourage the use of solar energy especially in regard to space conditioning and domestic water heating in all new buildings.
- 73c-Policy: Encourage the use of biomass energy in the forest products industry, solid and municipal waste management activities, and the use of wood as a back-up source for space and water heating.
- 73d-Policy: Encourage the use of wind for mechanical power and electrical power.
- 73e-Implementation Measure: Solicit assistance in the development of these resources from Federal and State governments, utilities, municipalities, and from the entire development community.

SCHOOLS (PFS/VI)

PART VI: **SCHOOLS**

1.0 Summary of Major Findings

The administrative body of the school system in Calaveras County is the County Board of Education. The school system includes four school districts: Calaveras Unified; Vallecito Union Elementary; Mark Twain Union Elementary; and Bret Harte Union High. The districts operate 10 elementary schools and four high schools as follows:

DISTRICTS AND SCHOOLS	
Calaveras Unified Copperopolis Mokelumne Hill Railroad Flat San Andreas Valley Springs West Point Calaveras High Goldstrike High (Continuation) Crossroads (Educationally Handicapped)	Vallecito Union Michelson Hazel Fischer
	Mark Twain Union Mark Twain
	Bret Harte Union Bret Harte High Vallecito High (Continuation)

Enrollment in most of the County schools currently exceeds planned capacity. With the County's projected increases in population, the schools will probably continue to face capacity problems. In response to such problems, for example, the Calaveras Unified School District is investigating building a new middle school in the County.

Calaveras County is included in two community college districts: Yosemite and San Joaquin Delta. The Yosemite District has one campus in Modesto and another located in Columbia. The San Joaquin Delta Community College has a campus in Stockton, plus a College Farm outside Manteca. It also operates a Natural Habitat Reserve near Mountain Ranch.

New residential land developments significantly impact the capacity of school systems, particularly when new lots are built upon quickly.

It has been customary in recent years throughout the nation to require the dedication of school sites within large residential land subdivi-

SCHOOLS (PFS/VI)

sions. The County's Subdivision ordinance has such provisions and states that "The (Planning) Commission may at its option or when requested by the Board of Education require dedication of land for the purpose of schools as a condition of approval of a final map ...". County Board of Education officials have indicated that at their discretion they would either prefer to accept such school sites or receive financial contributions to mitigate the impact upon schools.

Two school districts within the County, Vallecito School District and Calaveras Unified School District, currently charge a fee in order to mitigate the impact of growth upon their schools. The County, in conjunction with the Board of Education, has developed procedures for impact fees. Board of Education officials have indicated that such financial contributions appear to be more applicable than requirements placed within the General Plan.¹²

2.0 General Plan Recommendations

74-Goal: Strive to provide the highest quality of education for all ages of County residents.

74a-Policy: Support efforts by the County Board of Education and the various school districts in the County toward attaining this goal.

74b-Implementation Measure: Continue to work cooperatively with the County Board of Education and the various school districts in the County in school site dedications and fee assessments.

¹²Effective January 1, 1987, the State law concerning school mitigation fees was revised. At the time the General Plan went to press for this reprinting, the Bret Harte School District and Mark Twain School District were conducting public hearings to assess a building permit fee. The Vallecito School District was seeking special legislation in order to retain its current system. The Calaveras Unified School District had not completed its conversion from a parcel fee to a building permit fee.

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VII. SAFETY ELEMENT

The safety element deals with the protection from hazards that may be potentially harmful to the health, safety, and welfare of those living, visiting, or owning property in Calaveras County. The safety element is divided into five categories: geologic and seismic hazards; fire hazards; flood hazards; hazardous materials; and general safety.

1.00 GEOLOGIC AND SEISMIC HAZARDS

1.10 Summary of Major Findings

In a tectonically active portion of the earth such as California, geologic and seismic factors may be important considerations in deciding future land use areas. There are many geotechnical factors to be considered, although only some are applicable to local geologic and seismic conditions.

1.11 Earthquakes.

Calaveras County lies within the Sierran Block, an area of historically low seismicity. No major earthquakes have occurred within the County during the recorded period from 1789 to the present. The closest known source of large earthquakes is the Sierran Frontal fault system along the eastern margin of the Sierra Nevada, which includes the Carson Valley fault. This fault is located within a few miles of upper portions of the County, and has been evaluated as capable of generating earthquakes of up to magnitude seven plus or minus.

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TABLE VII - 1

MODIFIED MERCALLI INTENSITY SCALE

(Abridged)

- I. Not felt except by a very few under especially favorable circumstances. (I Rossi-Forel scale.)
- II. Felt only by a few persons at rest, especially on upper floors of buildings. Delicately suspended objects may swing. (I to II Rossi-Forel scale.)
- III. Felt quite noticeably indoors, especially on upper floors of buildings, but many people do not recognize it as an earthquake. Standing motor cars may rock slightly. Vibration like passing of truck. Duration estimated. (III Rossi-Forel scale.)
- IV. During the day felt indoors by many, outdoors by few. At night some awakened. Dishes, windows, doors disturbed; walls make cracking sound. Sensation like heavy truck striking building. Standing motor cars rock noticeably. (IV to V Rossi-Forel scale.)
- V. Felt by nearly everyone; many awakened. Some dishes, windows, etc., broken; a few instances of cracked plaster; unstable objects overturned. Disturbance of trees, poles, and other tall objects sometimes noticed. Pendulum clocks may stop. (V to VI Rossi-Forel scale.)

SAFETY

Table VII - 1, continued

- VI. Felt by all; many frightened and run outdoors. Some heavy furniture moved; a few instances of fallen plaster or damaged chimneys. Damage slight. (VI to VII Rossi-Forel scale.)
- VII. Everybody runs outdoors. Damage negligible in buildings of good design and construction; slight to moderate in well-built ordinary structures; considerable in poorly built or badly designed structures; some chimneys broken. Noticed by persons driving motor cars. (VIII Rossi-Forel scale.)
- VIII. Damage slight in specially designed structures; considerable in ordinary substantial buildings with partial collapse; great in poorly built structures. Panel walls thrown out of frame structures. Fall of chimneys, factory stacks, columns, monuments, walls. Heavy furniture overturned. Sand and mud ejected in small amounts. Changes in well water. Disturbs persons driving motor cars. (VIII plus or minus to IX Rossi-Forel scale.)
- IX. Damage considerable in specially designed structures; well-designed frame structures thrown out of plumb; great in substantial buildings, with partial collapse. Buildings shifted off foundations. Ground cracked conspicuously. Underground pipes broken. (IX plus or minus Rossi-Forel scale.)
- X. Some well built wooden structures destroyed; most masonry and frame structures destroyed with foundations; ground badly cracked. Rails bent. Landslides considerable from riverbanks and steep slopes. Shifted sand and mud. Water splashed (slopped) over banks. (X Rossi-Forel scale.)
- XI. Few, if any (masonry), structures remain standing. Bridges destroyed. Broad fissures in ground. Underground pipelines completely out of service. Earth slumps and land slips in soft ground. Rails bent greatly.
- XII. Damage total. Waves seen on ground surfaces. Lines of sight and level distorted. Objects thrown upward into the air.

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Melones-Bear Mountain. The Melones-Bear Mountain or Sierra Foothills fault system has received considerable attention since August 1, 1975, when a Magnitude six earthquake occurred on a branch of this system near Oroville, about eighty miles from Calaveras County. This earthquake resulted in shaking with intensities of VI to VII on the Modified

Mercalli Scale (refer to table) in the immediate vicinity of the epicenter. The Sierra Foothills fault system crosses the lower portions of Calaveras County. The northern portion of this system is thought to be capable of a Magnitude 6.5 earthquake, but the level of activity on the portion of this zone within Calaveras County is still unknown.

The only fault system that could potentially cause surface rupture within Calaveras County is the Melones-Bear Valley or Sierra Foothills fault system which extends across the lower portion of the County between Murphys and New Hogan Reservoir. Relatively minor surface rupture (a zone of surface cracking about 200 feet long with offset of less than 1 inch) occurred on a strand of this zone 80 miles north of Calaveras County during the Oroville earthquake. The potential for surface rupture on any of the strands within Calaveras County has not been studied in detail, but potential for major offsets is thought to be remote. Thorough geologic investigations would be necessary to determine the potential for fault offset at the specific sites of proposed major facilities, but the risk of surface rupture within this zone is not considered to be sufficient to restrict the generally low intensity of development found within the County.

Other fault systems. Another major source of earthquakes that could affect Calaveras County is the three major branches of the San Andreas fault system: the San Andreas fault, the Hayward fault, and the Calaveras fault. While strong shaking will affect all of the San Francisco Bay areas during a repeat of a 1906 type event, shaking in Calaveras County should be no stronger than the IV to V Modified Mercalli Scale intensities that were experienced in April, 1906.

Other less active faults are known to exist between the Calaveras fault and the western margin of the Sacramento Valley, including the Greenville fault, which produced two earthquakes of Magnitude 5.8 and 5.3 on January 24 and 27, 1980, respectively. Shaking during these events was felt in Calaveras County but was less strong than that associated with the more distant 1906 earthquake.

Ground Shaking. The potential for seismically induced ground shaking is lower in Calaveras County than in most of California. All of Calaveras County will be subjected to shaking of Intensity IV to V on the Modified Mercalli Scale during the infrequent events that occur on the relatively distant branches of the San Andreas fault system or on the Owens Valley portion of the Eastern Sierra Frontal Fault system. The upper portions of the County may be subjected to somewhat stronger

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shaking (Intensity VI to VII on the Modified Mercalli Scale) if rupture occurs on the Carson Valley fault. Similar intensities could occur in the lower portion of the County if a Magnitude VI earthquake were to occur on a nearby branch of the Melones-Bear Valley fault system which is considered very unlikely.

Neither surface faulting nor ground shaking should restrict the location of future land use. Site-specific studies should be performed, though, for major facilities (such as dams) wherever they are located within the County.

1.12 Slope Instability.

There may be areas in Calaveras County that may have unstable slopes. The combination of severity of slope, soil conditions, and underlying geology may contribute to these areas as potential hazards to their development. In cases where development is proposed on excessive slopes, densities should be reduced and an analysis of slope stability should be undertaken.

1.20 General Plan Recommendations

- 75-Goal: Assure life and property are adequately protected from geologic and seismic hazards in the County.
- 75a-Policy: Future single family residential subdivisions having parcel sizes of less than 20 acres shall not be permitted in areas having slopes of 50 percent or greater.
- 75b-Policy: In reviewing future subdivisions in areas of 50 percent or greater slopes, and other potential slope instability areas, incorporate necessary mitigation measures.
- 75c-Implementation Measure: Amend the Zoning Ordinance to develop procedures for reviewing slope stability concerns.
- 75d-Policy: Require that all new buildings in the County comply with modern building standards.
- 75e-Policy: For existing parcels located in areas of potential slope instability, incorporate conditions into future building permits that will prevent or minimize damage to structures.
- 75f-Implementation Measure: Enforce the Uniform Building Code regarding slope stability.

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2.00 FIRE HAZARDS

2.10 Summary of Major Findings

Each year fires in Calaveras County cause major damage to natural resources, life and property. History shows that their frequency varies from place to place depending upon the severity of the fire hazard and the level of fire protection services.

2.11 Fire Hazard.

The primary considerations for determining such severity of fire hazard include fuel loading, fire weather, and slope.

Fuel loading characteristics help determine how a wildfire burns. These characteristics are the quantity of flammable vegetation and other fuel per unit of land area, moisture content, distribution of size classes, arrangement, ratio of dead vegetation to living vegetation and chemical content.

Fuel loading in Calaveras County can be described in three categories: light, medium and heavy. Light categories include areas of grass, meadows, barren, urban and agriculture. The medium category includes areas of conifer and hardwood tree stands. The heavy category includes areas of brush.

Fire weather elements have many complex and important effects on fire intensity and behavior. Wind is of prime importance; as wind increases in velocity, the rate of fire spread also increases. Relative humidity also has a direct effect by virtue of the drier the air, the drier the vegetation and hence the more likely the vegetation will ignite and burn. Precipitation has further effects on the moisture content of dead and living vegetation and hence important effects on fire ignition and behavior. The most critical weather factor in the system is wind, because of its significant effects on fire behavior.

Fire weather is sampled daily during the wildland fire season at over 350 stations located throughout California. Based upon this sampling, critical fire weather frequency is classified into three categories. The entire County falls into the highest frequency class.

Topography or slope plays several important roles in determining how fires normally spread and behave. Generally, topography causes fires to burn more rapidly upslope than downslope; the steeper the slope,

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the greater will be the rate of fire spread. Also, topography, in combination with winds causes fire to spread accordingly.

In addition to its wind-like influence on the rate of fire spread, slope also provides other reasons why small fires become large. Travel times for vehicles and men are generally longer in areas of steep topography since the few roads that exist are usually steep and winding. Slope often dictates the method of attacking the fire. As slope increases, the capability of mechanized equipment decreases, the slower, more indirect methods must be utilized. In the steeper areas, when it becomes unsafe to use hand crews, forces must be pulled back to the nearest road or ridge-top to construct firelines. Problems of fires spotting ahead of the main fire front and of rolling firebrands become greater as slope increases. For all the above reasons, slope is an important consideration in classifying fire hazard.

2.12 Fire Protection Services.

Fire protection services in Calaveras County are provided through a complex arrangement of federal, state and county agencies plus special districts and volunteers using a variety of equipment of differing age and condition.

There are eleven fire protection districts and a public utility district (Valley Springs) organized to fight fires in the county. The ranger-in-charge of the State Department of Forestry's Tuolumne/Calaveras Ranger Unit is also the Calaveras County Fire Warden. Besides state facilities, the ranger coordinates the activities of three volunteer companies. The City of Angels also has its own volunteer department.

On behalf of fire insurance companies and as an aid to underwriting fire insurance, communities are graded or classified with respect to their fire defenses and physical characteristics. These classifications are commonly referred to as ISO (Insurance Services Offices) ratings and range from a rating of one to ten. ISO rating 1 is the highest level of fire protection and ISO rating 10 is the lowest level of protection. A rating of 10 virtually represents no organized fire protection at all and a rating of 9 is generally applied to areas without recognizable water supplies. Calaveras County currently ranges in ISO ratings from 5 to 10. A rating of 5 is difficult to attain in rural areas.

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The Ebbetts Pass Fire Protection District is the only agency that currently has achieved an ISO rating of 5. The Copperopolis and Murphys Fire Districts are currently seeking new evaluations from ISO.

The rating of communities upon the ISO scale is dependent upon a fairly extensive point system taking into consideration water supply, fire department capabilities, communities, regulations, hazards, and climate. The availability of an adequate water supply is a major consideration.

Approximately two-thirds of the County's population is served by district water systems. Such systems installed within approximately the last ten years are sized for providing water to meet fire flow requirements.

The remaining one-third of the County's population is served by groundwater sources. Water supply for fire purposes in areas where fire hydrant systems are not available depend upon the capability of local fire protection districts to transport water to the site of a fire or upon individuals who have developed their own water storage systems. The California Department of Forestry has recommended that a tanker truck system be developed in the County to provide adequate fire-fighting water supplies to those areas without district water systems.

2.20 General Plan Recommendations

- 76-Goal: Strive to assure natural resources, life, and property are adequately protected from fire hazards in the County.
- 76a-Policy: Protect structures from wildland fires by maintaining a cleared firebreak around and adjacent to all structures.
- 76b-Implementation Measure: Assure that minimum firebreaks are provided around all structures as part of the final inspection of the County's building department.
- 76c-Implementation Measure: Continue to work cooperatively with the California Department of Forestry and local fire protection districts toward managing wildland fires.

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76d-Policy: Consider all new road improvements for fire safety and require the following minimum road standards in all new subdivisions in order that fire equipment has access to all properties and there is a safe means for people to evacuated fire areas:

Road Type	Minimum Roadway Width
Cul-de-sacs of 600 feet or less in length	18 feet
Cul-de-sacs of more than 600 feet in length	20 feet
All other roads	20 feet

76e-Policy: Establish minimum standards of fire protection for new subdivisions and development striving to achieve the following as ultimate levels:

Land Use and parcel size	Fire Protection Level
• Single Family Residential parcel size <20 acres	ISO 8
• Single Family Residential parcel size ≥20 acres	ISO 9
• Multiple Family Residential	ISO 7
• Commercial Development and Recreationally-oriented Commercial Development	ISO 7
• Industrial Development	ISO 7

76f-Implementation Measure: Develop a County Fire Ordinance addressing, at a minimum, road standards, evacuation routes, and fire protection levels.

77-Goal: Improve the fire protection services within the County.

77a-Policy: Investigate the development of a tanker truck system in the County to serve areas without district water systems.

77b-Policy: Develop a financial program for the improvement of fire protection services as part of the Fire Ordinance.

77c-Implementation Measure: Consider the establishment of a fee in the County in order to assist in the financing of fire protection facilities and services.

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77d-Implementation Measure: Encourage the development and expansion of fire protection services.

77e-Implementation Measure: Assure that fire districts in the County expand their districts in an orderly manner through the review process of the Local Agency Formation Commission (LAFCO).

3.00 FLOOD HAZARDS

(Refer to Surface Water Map)

3.10 Summary of Major Findings

Flood hazards may occurs three basic types: (1) stream-side overbank flows; (2) areas of flat terrain with slow surface drainage; and (3) inundation in the case of a structural failure of dams.

3.11 Stream-side Flooding.

Flooding occurs in the County from periods of heavy rainfall with saturated soils, an unusually rapid snowmelt, or a combination of these two. With the exception of some of the upper tributaries of the Mokelumne River, the Mokelumne River itself and the Stanislaus River, the majority of the streams of Calaveras County do not reach an elevation where significant snow packs occur. The source of flood waters, therefore, varies with the elevation range of drainage areas of Calaveras County streams. Over-bank flow along the main channel of the Mokelumne and Stanislaus Rivers usually results from heavy snowmelt events and heavy rainfall/snowmelt situations. This is also true of the mid-elevation tributaries of the Mokelumne River and the upper reaches of the Calaveras River system. Further west, the source of flood flow waters are heavy rainfall events usually associated with repeated winter storms and a saturated soil mantle. Summer convectional thunderstorm precipitation is also occasionally a source of flood flows.

Water runoff and, in turn, potential flooding can also be affected by the extent of development in an area and alteration of natural vegetative cover. Areas of concentrated land development can contribute significantly to increased runoff as a result of roof areas and impervious surface areas. Likewise, removal of natural vegetation without new groundcover plantings would have similar effects. Additionally, large scale alteration of vegetation as a result of wildland fires or

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other causes can augment peak flows from storms. Without detailed channel analysis throughout the length of streams in the County and an analysis of expected flood volumes or peak discharges, it is not possible to map areas that would be subject to flooding. Additionally, areas that could be expected to experience flooding are unable to be mapped at the County-wide map size.

3.12 Slow Surface Drainage.

Some portions of Calaveras County have topographic and vegetational characteristics that suggests that during some period of the winter season surface water stands in small, shallow pools which drain slowly. These areas are located in the lower elevations and are shown on the Surface Water map. Based on surface drainage factors alone, these areas are not necessarily restrictive to development because the portion of the surface subject to standing water varies and is often small. Although the low areas could be filled so that structures would be above any reasonable surface water, site preference should be toward areas of higher elevation to allow for the continuation of the natural drainage.

3.13 Dam Inundation.

There are numerous dams located within and bordering Calaveras County. These dam structures are for the purpose of down-stream flood control, water storage, and hydroelectric generation.

Some of the dams and their respective reservoirs are located in steep river canyons. In a situation of structural dam failure, the inundation areas of these dams closely follow stream courses and then broaden out upon reaching the flatlands located west of the County.

Other dams, such as New Hogan Dam, potentially could inundate small downstream areas of Calaveras County.

Two large dams, located at New Melones and Salt Springs Valley Reservoirs, and several smaller dams in the County, do not have currently prepared inundation maps according to the Office of Emergency Services in Sacramento.

3.20 General Plan Recommendations

78-Goal: Assure that life and property are adequately protected from flood hazards in the County.

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- 78a-Policy: Require that 100-year flood plains be shown on all plot plans where lands may be subject to inundation.
- 78b-Policy: Require that all future buildings within slow surface drainage areas are placed above such areas or placed upon properly redesigned foundation systems.
- 78c-Policy: Limit future land subdivisions within inundation areas of dam sites.
- 78d-Implementation Measure: Use the Environmental Protection Zone of the County's Zoning Ordinance regarding flood hazards.
- 78e-Implementation Measure: Enforce the Uniform Building Code regarding flood protection.

4.00 HAZARDOUS MATERIALS

Hazardous materials are any injurious substances including pesticides, herbicides, toxic metals and chemicals, liquified natural gas, explosives, and volatile chemicals.

4.10 Summary of Major Findings

Hazardous materials potentially affecting Calaveras County can be classified into two types: indigenous, and imported.

4.11 Indigenous Hazardous Materials.

Hazardous materials which are indigenous to Calaveras County are associated with the extraction and processing of toxic metals. Mining has been the backbone of the County's economy originating during the gold rush era. Copper and asbestos are two minerals having toxic qualities that have been mined in Calaveras County. Currently, there is one asbestos mine operating in the County but no longer any copper mines.

The asbestos mine, located near the Stanislaus River between New Melones Reservoir and Lake Tulloch, originated in the early 1900's. Throughout the years, the mine was operated by numerous owners as well as had periods of inactivity. Since 1975, the mine has been operated by Calaveras Asbestos, Ltd.

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ings and an array of internal safety factors. Nearly thirty governmental agencies oversee directly or indirectly the mines operation.

4.12 **Imported Hazardous Materials.**

Imported hazardous materials are those that are produced elsewhere and either brought into the County for specific purposes or brought in as airborne pollution.

Materials used for specific purposes include: pesticides and herbicides for agricultural purposes; liquified gas for energy purposes; and chemical and explosives for mineral extraction and processing purposes. The use of each of these materials is regulated by either federal, state, or local governments.

Airborne hazardous materials are those that are generated elsewhere and drift into the County by wind. The most common form of this occurrence is air pollution from valley cities and agricultural enterprises. Air quality is considered to be good in Calaveras County, although there are no monitoring stations within the County to confirm this.

Another and much more hazardous form of airborne material which Calaveras County may be potentially exposed to is radiation from the nearby Rancho Seco nuclear power plant. Rancho Seco, owned and operated by the Sacramento Municipal Utility District (SMUD), is located approximately 15 miles from the northwest corner of Calaveras County. Nearly the entire County is within the 50mile radius "ingestion planning zone." Within this zone, radioactivity could accumulate in food stuffs, fodder, and water and eventually ingested by humans. Parts of Calaveras County, including the communities of Valley Springs, Burson, and Wallace, are also within the "extended planning zone". In the event of a major accident, people in this zone would be temporarily sheltered or relocated outside of the zone.

Studies for the development of sheltering and evacuation programs are underway by the County for the extended planning zone.

4.20 General Plan Recommendations.

79-Goal: Strive to assure that life and property area adequately protected from the use and mining of hazardous materials in the County.

79a-Policy: Assure that the use of hazardous materials in the County is in compliance with federal, state, and local safety provisions.

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- 79b-Policy: Assure that the mining and processing of toxic metals in the County do not adversely affect the environment.
- 79c-Policy: Assure that residential and commercial developments do not develop near hazardous waste disposal sites or near potentially hazardous or toxic mine waste disposal sites.
- 79d-Implementation Measure: Identify known hazardous waste disposal sites and potentially hazardous or toxic mine waste disposal sites and deny development of residential and commercial uses near such sites.
- 79e-Implementation Measure: Continue to cooperatively work with State and Federal agencies in the safe handling of hazardous materials.
- 79f-Implementation Measure: Review zoning, use permits, and subdivision requests for their compatibility with nearby hazardous material use and processing.
- 80-Goal: Strive to assure life is adequately protected from radiation in the event of an accident at the Rancho Seco nuclear power plant.
- 80a-Policy: Prepare a Rancho Seco emergency response plan which would include provisions for evacuation routes.
- 80b-Implementation Measure: Cooperatively work with the Office of Emergency Services toward this policy.
- 80c-Implementation Measure: Assign responsibility to a person or persons within local government to coordinate all emergency and disaster situations.

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5.00 GENERAL SAFETY

General safety relates to the protection from all hazards that may be found within the County.

5.10 Summary of Major Findings

Through police protection services, every community is provided a margin of safety from all hazards that may exist in an area.

In Calaveras County, the Sheriff's Department is responsible for county sheriff, marine safety and county jail functions.

The Sheriff's Department also serves as bailiff in the Superior Court. The County Constable, also elected, serves as bailiff (plus other duties) in the County's Justice Court.

The Sheriff's responsibility includes all of the County except Angels which is an incorporated city with its own police force. State roads within the County are also patrolled by the California Highway Patrol.

Activity in the department increased markedly in 1981. Calls for service in 1986 are running in excess of 50,000 for the year. In 1985 there were 7,714 active cases. Through November, 1986, there were more than 7,500 cases, an increase of more than 300 over the same period in 1985. Drunkenness and driving while intoxicated, crimes against children, drug arrests and disturbances of the peace have increased over past years. Radio communications also increased due to more patrol units in the field, inclusion of the probation office into the radio net, plus other increased activities.

5.20 General Plan Recommendations

81-Goal: Strive to assure that residents, property owners, and visitors to Calaveras County are adequately protected from all hazards.

81a-Policy: Strive to provide one field deputy for every one-thousand resident population of the County.

81b-Implementation Measure: Hire as part of the County's Sheriff's Department the required number of field deputies.

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VIII. HOUSING ELEMENT*

See note at bottom of the page.

State law mandates that "once needs have been identified and the housing problem analyzed, a locality must, through its Housing Element, move toward the alleviation of identified need and the remedying of the housing problem"¹

State law also says:

"...the legislature has established the provision of a decent home and a satisfying environment for every Californian as the State housing goal and has declared attainment of this goal to be a priority of the highest order. In support of the State goal of decent housing for all, the Department has established the following three policy objectives:

- o "The provision of decent housing and a satisfying environment for all persons regardless of age, race, sex, marital status, ethnic background, source of income or other arbitrary factors.
- o "The provision of housing selection by location, type, price, and tenure.

*The Housing Element has not been revised, even in situations where 1986 data were available. This is because the Housing Element as it is written has been certified by the State Department of Housing and Community Development.
1§6450, California Administrative Code.

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"Local housing goals, policies, and priorities must be related to the State housing goal asset forth in §6404 of these Guidelines and consistent with the three policy objectives set forth above. Local housing goals, policies, and priorities should be well integrated so as to present a sound set of guiding principles for the housing program"²

A summary of major findings is included as part of the Housing Element in this document. The complete findings of "housing data and needs assessment" is contained in a separate report.³

1.0 HOUSING IN GENERAL

1.1 Summary of major findings

The greatest housing problem in Calaveras County involves housing affordability. The greatest component of this problem is financing in nature and includes the cost of construction materials and labor, unstable interest rates, and difficult loan eligibility requirements. The problem is nationwide in scope and it affects households of all income levels. County policies and actions can have limited effect on a problem of such breadth.

Using the January 1, 1984 population estimates from the Department, 24,849 persons, and projecting this growth rate through 1990, the Planning Department estimates an additional 2,458 dwelling units will be needed. In the period between 1982 and 1984, Calaveras County had either the first, second or third fastest percentage growth rate in California. In 1984, the Department of Finance indicates that there are nearly 6,000 vacant dwellings. This figure reflects the high second-home usage in the County. By attempting to lower the vacancy rate, there are presently adequate existing dwellings to accommodate either 1990 population projections. In addition, existing parcels are more than adequate in number to accommodate the needed housing units. However, as the vacation popularity of the County continues, the present stock of vacant and undeveloped parcels may not be adequate. The economic viability of using only existing parcels for all future housing can be questioned.

Allowing the provision of more affordable building sites and opportunities, as well as supporting government financing programs are two identified means by which the County may provide relief. The zoning

²§6450, California Administrative Code.

³Draft Housing Element of the General Plan (San Andreas, CA: County of Calaveras, June 1, 1982).

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ordinance has been amended to accommodate accessory dwelling units as separate rental property on certain single family residential parcels will expand some housing opportunities.

Another area of housing opportunity mandated by State law is increased densities within zoning districts when a developer offers to make a minimum of twenty-five percent of the dwelling units available to low and moderate income families. The data base for the housing element defines low income families as those earning less than eighty percent of the County's median income. Based on 1982 income tax returns, this would be incomes of less than \$15,461 for couples and \$10,956 for individuals. Moderate income families are those earning between eighty and 120 percent of the median. In 1982, this would be incomes of up to \$23,191 for couples and \$16,434 for individuals.

The County does not presently have an agency with the authority to monitor or implement such a program. Almost all subdivision activity in the County involves raw land subdivisions, which involves the creation of parcels without construction of a residential unit.

Another land use that is increasing in popularity in the Mother Lode and Calaveras County is the Time Sharing Land Use. This type of development takes a motel, hotel, or multi-family project and sells each physical unit or apartment to two or more persons for a period of years. General time sharing land uses are sold in periods of one or two weeks to 26 or 52 different owners in fee title.

At the time the Housing Element was first adopted, only one time sharing project existed, involving 31 units and more than 1600 separate fee title owners. This project is on property zoned for Multi-family Residential use in the Arnold Community Plan area.

There is considerable controversy on allowing time sharing projects in single family residential neighborhoods. This is because the units are permanently occupied by transient residents, as opposed to vacation rentals that could be resold or rented to a full time resident.

As indicated earlier, the County has a large inventory of existing undeveloped parcels. At the time the General Plan was revised in 1982, there were more than 22,000 undeveloped parcels available for residential use. In the period between 1980 and 1984, the number of dwelling units increased from 12,700 to 15,700. The total number of parcels increased from 32,000 in 1980 to 37,000 in 1984. The percentage of developed parcels increased from 38 to 42 percent.

One problem facing development on existing parcels is the lack of public sewer systems in the County. The Calaveras County Sewage Disposal Regulations adopted by the Board of Supervisors in 1982 establish the conventional septic system as the main method of individual sewage disposal for residential property not connected to a sewer system. It

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is estimated that as many as 3,000 (15 percent) of the undeveloped parcels, have soil depths or percolation rates that do not meet minimum County standards. Policies of the Board of Supervisors permit a limited number of "alternative" sewage disposal systems to be approved on these potentially unbuildable lots.

In 1984 dollars, a "typical" conventional septic system averages about \$3,500 to install and engineer. An alternative system cost as much as \$10,000 and more. This has the potential to add a cost to the construction of a house that may drive the price out of range for an average buyer. The Calaveras County Board of Realtors points out that many lots that would require an "alternative system" are priced substantially less than lots approved for a conventional septic system. While the price reduction assists the prospective home builder, it does not offset the difference, in many cases, of the costs of land plus a conventional septic system vs. land plus an alternative septic system.

In 1984, the Calaveras County Water District and local property owners approved the formation of improvement districts to construct public sewer systems in West Point and to serve portions of Arnold. The new sewer systems are financed partially with state and federal funds, and property owner assessments to cover the balance. The installation of the systems will make some previously unbuildable lots eligible for development. In addition, some homes now considered substandard because of sewage problems can be upgraded. The Arnold system, while primarily serves the business district, also serves a number of single and multi-family residential parcels.

Existing homes on the market provide a ready inventory for homebuyers. The extensive number of homes held for occasional use can easily be converted to full time occupancy. The Department of Finance (DOF) reports as many as twenty percent, according to DOF, were vacant in January, 1984. During the first quarter of 1984, the asking price for an existing residence averaged over \$80,000 in Calaveras County. This requires an income of \$22,800 to qualify for a conventional loan. This income level is more than 120% of the County 1982 median income. The price differential places many County families in the position of not being able to afford the average County home.

Construction of a new home is slightly less expensive than purchasing an existing residence. A typical three bedroom, 1200 square foot home has construction costs totalling \$40 to \$45 per square foot, or \$48,000 to \$54,000. With the average price of a parcel in Calaveras County priced in the \$20,000 to \$25,000 range, an average new home can be built for as little as \$68,000 to \$79,000. Qualifying incomes would be \$19,100 and \$22,000, both of which fall inside the 80 to 120 percent median income range.

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1.2 General Plan recommendations

- 82-Goal: Increase the number of existing parcels that can be built upon by households of all income levels.
- 82a-Policy: Explore ways that more of the County's existing parcels can be made to contain residential units.
- 82b-Implementation Measure: Between 1984 and 1985, undertake an investigation of acceptable alternative waste disposal systems, and revise the sewage disposal regulations to reduce engineering and development costs.
- 82c-Policy: Facilitate the creation of a greater quantity of affordable building sites.
- 82d-Implementation Measure: When reviewing applications for new subdivisions, allow investigation of individual sites for their potential to use conventional or alternative onsite waste disposal systems.
- 82e-Implementation Measure: To expedite development of multiple family residential development, require that all zoning requests and use permits for future multiple family development be considered only within community centers, community or special plan areas, areas with existing R3 zoning, or parcels already utilized for multiple family purposes.
- 82f-Implementation Measure: In review of subdivision maps, consider the cost effectiveness of proposed mitigation measures, and approve least costly alternatives wherever possible.
- 82g-Policy: Review household income levels and growth trends throughout the County to determine where and how many low and moderate income affordable lands should be made available.
- 82h-Implementation Measure: By the end of calendar 1985, the Planning Department shall prepare recommendations indicating where:
- ♦ Public services are available for affordable housing development;
 - ♦ Policies should be revised or amended to accommodate affordable housing development;
 - ♦ The General Plan, zoning ordinance, or subdivision ordinance should be revised to accommodate affordable housing development.

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- ◆ Target housing development areas should be located for the construction of low and moderate income housing.

83-Goal: In the review of future subdivision applications, grant favorable considerations to those that provide housing as well as undeveloped lots.

83a-Policy: Take the steps necessary to encourage the construction of at least 492 housing units between 1985 and 1990. Ensure that County regulations are not the cause of exorbitant expenses to cause more than 197 of these units to have sale prices unaffordable to low or moderate income families.

83b-Implementation Measure: Support the participation of local private, public, and non-profit groups in their efforts to provide housing finance assistance to households in Calaveras County.

83c-Implementation Measure: Establish a housing advisory committee consisting of realtors, builders, and county staff to work with state and national organizations to obtain low interest and other funds to encourage housing ownership.

83d-Policy: Provide opportunities for density bonuses in subdivisions that are developed with housing units constructed as part of the project approval, and in which a minimum of twenty-five percent of the total units are to be offered for low and moderate income families.

83e-Implementation Measure: Amend the zoning ordinance by 1986 to accommodate density bonuses for subdivisions meeting the following requirements:

- ◆ The project includes the construction of dwelling units;
- ◆ The density bonus shall not exceed the number of units offered for low and moderate income families or twenty-five percent of the permitted density, whichever is less;
- ◆ The subdivision shall be located within a fire district;
- ◆ The subdivision shall be served by district water and district sewer;
- ◆ The subdivision shall be located within a community center, community or special plan areas, or an area with an adopted specific plan;

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- ♦ The residential units offered for low and moderate income families shall be integrated within the subdivision, and shall be physically indistinguishable from other structures within the subdivision;
- ♦ The low and moderate income housing shall be subject to deed restrictions to preclude windfall profits, or ensure that the units are resold to other low and moderate income families. Windfall profits are defined as the difference in capital gains between the purchase price of the unit and the sale price when it exceeds the amount of capital gains generated from the sale of a full price unit within the subdivision.

83f-Policy: Provide for density bonus opportunities for rental housing and mobile home parks.

83g-Implementation measure: Amend the zoning ordinance to permit density bonuses not to exceed twenty-five percent of the permitted density for development of rental units or mobile home parks for low and moderate income families meeting the following requirements:

- ♦ The project is under a Section 8 contract with the Department of Housing and Urban Development; or rents are established on a minimum of twenty-five percent of the units to be affordable to low and moderate income families. The rent level is to be established by the Housing Advisory Committee.
- ♦ The project has no restrictions on renting to families with children;
- ♦ The project is developed with private money or any type of interest subsidy financing.

84-Goal: Allow mobile home parks on all single family residential lands in concert with applicable density.

84a-Policy: Conditionally permit mobile home parks on any land designated for single family residences.

84b-Implementation Measure: Amend the zoning ordinance to conditionally permit mobile home parks in all single family residential zones, provided that the density of the mobile home park does not exceed the allowable density for the property.

85-Goal: Require mobile home park or condominium conversions to be reviewed by the Planning Commission.

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- 85a-Policy: Ensure that all conversions of mobile home parks and condominiums comply with applicable state and local codes.
- 85b-Implementation Measure: Require all mobile home park and condominium conversions to file a subdivision map, and be subject to a public hearing pursuant to the County Subdivision code.
- 86-Goal: Ensure that time sharing land uses are directed to compatible areas of the County.
- 86a-Policy: Time sharing land uses shall be permitted or conditionally permitted in areas where the project will adequately serve the recreation and transient needs of the time sharer owners.
- 86b-Implementation Measure: Enforce the zoning ordinance regarding the zones and development standards in which time sharing land uses are permitted or conditionally permitted.
- 86c-Implementation Measure: Enforce the subdivision ordinance regarding compliance with state and local requirements for creation of time sharing land uses.

2.0 LOW INCOME HOUSING

2.1 Summary of major findings

Of the estimated 2500 households that could seek housing in Calaveras County before 1990, approximately 38% may have incomes of less than 80% of the County median income, and may be considered low income families. In addition to the number of low income households that may move to the County, there are at least 3,000 low-income households presently living in the County. Some of these households are known to occupy substandard housing units.

In the past two fiscal years, the County has initiated use of Community Development Block Grant funds for health and safety repairs to substandard dwellings. The grant funds are used as leverage against private financing to provide combinations of grants, loans, deferred loans, and other forms of financing to target families. A total; of 26 dwellings were targeted in 1983. Added to this program, a similar rehabilitation program involving deferred loans at low interest were used to repair rental units in the County. Fifteen units were targeted for this program. The 1984 block grant program is seeking funding for an additional 16 dwellings.

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As another method of providing housing for targeted groups (renters, low income, and seniors), changes were made in state law permitting new housing opportunities. The 1982 law required communities to allow, with a use permit, a second dwelling unit to be constructed on any single family residential parcel. The law allows some local considerations. Unlike earlier versions adopted in 1981, the new law has no limitation on who may rent the second dwelling unit. A 1981 version of the law limited the tenants to senior citizens only. The 1981 law was optional, and none of the 58 California counties implemented the measure.

2.2 General Plan recommendations.

87-Goal: Provide home ownership opportunities to the County's low income households.

87a-Policy: Improve means by which housing units and housing sites are made available to low income families.

87b-Implementation Measures: Encourage developers to provide or include subsidized housing through programs on all or a portion of the lots in a proposed subdivision.

87c-Implementation Measures: Through the use of density bonuses, attempt to provide for residences or building sites affordable to low income families to accommodate 250 dwelling units by 1990.

87d-Implementation Measures: Work with the appropriate representative body of the American Indian nation until funding has been obtained that will substantially improve housing to serve that community.

87e-Implementation Measure: Encourage the participation of a local public or nonprofit group in the Farm Home Administration section 253 "self help" program to enable low income rural residents to finance and construct their own homes.

87f-Implementation Measure: Encourage FmHA to allow funds recouped by subsidy recapture following the resale of a subsidized home to remain in the County so that the cost of the same home may be subsidized for another low income household.

87g-Policy: Continue to permit a second dwelling unit to be constructed on single family residential parcels.

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87h-Implementation Measure: Continue to implement zoning provisions for accessory dwellings on appropriate parcels upon approval of a use permit.

3.0 COMMUNITY CHARACTER

3.1 Summary of major findings.

Calaveras County contains a concentration of historic features that bring visitors into the region and adds to the economic vitality of the County. There are many organized activities that draw visitors and are based on historic events or themes, or that highlight the County's heritage. Some prime attractions of the County are the amenities of rural life combined with historic environment.

There is a need to avoid concentrations of low-income housing within the County as a whole or within individual development projects. It is important that while the County policies take steps to ensure that there is adequate housing for all income groups, the locating of housing for target groups is not overly apparent and readily visible. Such considerations may include provisions for the design review or screening of developments that include low-income housing. Other provisions may include policies for community or special plans which place limitations on areas appropriate for placement of mobile homes in the plan areas.

3.2 General Plan recommendations

88-Goal: Preserve the historic and rural character of Calaveras County.

88a-Policy: Ensure that all housing development projects preserve or enhance their surroundings.

88b-Implementation Measure: When approving multifamily housing developments, require design review or planned development review where appropriate to ensure that the project conforms with or enhances surrounding features.

88c-Implementation Measure: Revise the zoning ordinance to include landscaping requirements in all zones where multifamily development is permitted or conditionally permitted.

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- 89-Goal: Allow mobile homes where they create the least conflict with surrounding neighborhoods.
- 89a-Policy: Continue policies for areas outside of community centers, community and special plan areas, to simplify the process of allowing a mobile home as a single family residence.
- 89b-Implementation Measure: Mobilehomes are permitted as outright uses on all parcels zoned for single family residences except within areas with adopted Community plans, Special plans, Community Centers, and parcels smaller than 4.75 acres that are located within subdivisions or records-of-survey of more than four parcels.
- 89c-Policy: Allow community and special plans the flexibility of adopting policies reflective of the values and issues of local residents.
- 89d-Implementation Measure: Within adopted Community Plans, special plans, or subdivisions or records-of-survey with 4 or more parcels of 4.75 acres or less, mobile homes shall be permitted only within the mobile home combining zone. Such zones shall be considered on a case by case basis or as part of a development plan.
- 89e-Implementation Measure: Consider implementation of policies within Community and special plans that reflect local issues and values in relation to mobile homes.
- 89f-Implementation Measure: Amend the zoning ordinance to be consistent with these policies.
- 89g-Policy: Ensure that subdivisions reviewed for MH zoning requests are reviewed in a consistent manner.
- 89h-Implementation Measure: In considering MH zoning requests within subdivisions or records-of-survey of four or more parcels, approval may be granted only if the entire subdivision or an entire unit within a subdivision is included in the rezoning. No MH zone shall be approved on a parcel by parcel basis in this type of a situation.

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4.0 EXISTING HOUSING STOCK

4.1 Summary of major findings.

There were 15,710 housing units in Calaveras County in 1984. An estimated 9712 of these units were permanently occupied, and approximately 3,500 were seasonally occupied second homes.⁴ The remainder were vacant.

Of the County's existing housing structures, approximately 1700 (10.8%) were built before 1939. Surveys of Valley Springs, West Point and San Andreas revealed that 23% of the housing units in those communities contained either minor structural deficiencies, major structural deficiencies, or deficiencies that exceeded the unit's value. Projected state estimates indicate that the percentage of units needing rehabilitation or replacement may be higher County-wide than that shown in the community surveys.

The Board of Supervisors considers housing rehabilitation a major priority. For the past two fiscal years, Community Development Block Grant funds have been used to provide the necessary funds for repairs. Over the two year period, a total of 57 units have been repaired.

4.2 General Plan recommendations

90-Goal: Improve and maintain the County's existing housing stock.

90-Policy: Support the participation of local public or non-profit groups in their efforts to provide government housing rehabilitation programs to renters and owner households in Calaveras County.

90-Implementation Measure: Lobby State and Federal funding sources for low interest or no interest loans and funds to renovate and improve substandard housing.

90-Implementation Measure: Continue to use CDBG funds for housing rehabilitation programs to improve health and safety repairs in substandard homes so that by 1990 a total of 179 homes have participated in the program.

⁴Inventory of the Solid Waste Code assessments, County of Calaveras, Department of Public Works, 1985.

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5.0 RENTAL HOUSING

5.1 Summary of major findings

In interviews with workers who serve senior citizens, handicapped and other special groups, the lack of affordable rentals was consistently addressed as a major problem in Calaveras County. In 1980 an estimated 25% of all housing units in the County were rental units. Average advertised rental prices in 1983 for units containing two or more bedrooms were consistently higher than 25% of the monthly income of the County's low-income households. The community of Arnold is one area in the County identified as having an unmet need for rental housing units.

The HUD \$8 Rent Subsidy Program was reported in 1980 to be the main source of federal housing assistance for low-income households and it is considered under-utilized in the foothill region.

5.2 General Plan recommendations

- 91-Goal: Achieve a significant increase in the number of rental units that are available in Calaveras County.
- 91-Policy: Encourage projects or programs that help households of all income levels obtain rental housing that is safe and adequate.
- 91-Implementation Measure: Encourage an existing local entity or establish a housing advisory committee to take responsibility for administration of HUD \$8 rental subsidies in Calaveras County.

6.0 SENIOR CITIZEN HOUSING

6.1 Summary of major findings.

In 1980 there were 3326 persons over 65 years of age in Calaveras County. Of them, 2390 may have been heads of households. By 1990 there may be 5,709 seniors over age 65 and 4,102 senior-headed households in Calaveras County.

Many senior citizens live on fixed incomes. Some utilize Social Security and SSI/SSP, (Supplemental Security Income/State Supplemental Program), as their only source of income. Average rent for one bedroom

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housing units in 1980 was \$191 per month. One-quarter of monthly income for seniors receiving benefits only from Social Security and SSI/SSP was approximately \$100. Many seniors have been on long waiting lists for the few subsidized rental units that exist in Calaveras County.

6.2 General Plan recommendations

92-Goal: Strive for a significant increase in the number of rental units that are available to senior citizens in Calaveras County.

92a-Policy: Assure that senior citizens obtain safe and adequate housing at a cost that does not hinder their ability to purchase other basic necessities.

92b-Implementation Measure: Encourage the development of rental units that will provide housing for the elderly.

7.0 HOUSING FOR THE HANDICAPPED

7.1 Summary of major findings

Handicapped people are discussed in three groups: mentally disordered, developmentally disabled and physically disabled. All three groups have specific housing needs in Calaveras County.

At present there are no satisfactory group living situations for the mentally disordered in Calaveras County. The greatest identified need of the handicapped group is for a multi-unit housing facility with geriatric care. The facility should serve the severely or chronically impaired, those least able to care for themselves or blend with society.

The housing needs of developmentally disabled persons may be nearly met by 1982. With a constantly increasing case load, however, additional housing for the developmentally disabled may be needed before 1985.

The lack of respite services (special day and night care services available to families with disabled or impaired children), and the lack of local housing, causes many physically disabled persons to seek housing outside Calaveras County.

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7.2 General Plan recommendations

- 93-Goal: Fulfill the housing needs of mentally disordered, developmentally disabled and physically disabled persons in Calaveras County.
- 93a-Policy: Maintain an open willingness and a sincere effort to provide housing for the handicapped people of Calaveras County.
- 93b-Implementation Measure: Continue efforts to finance and build a 12 or more bed group living facility equipped to serve the severely and/or chronically impaired mentally disordered persons in Calaveras County.
- 93c-Implementation Measure: Work with the County Superintendent of Schools to obtain parental support services for households with handicapped children (respite).
- 93d-Implementation Measure: In addition to §5115 of the California Welfare and Institutions Code, use the greatest possible flexibility in drafting or interpreting zoning ordinances to prevent discrimination against the establishment of licensed homes for the handicapped in communities throughout Calaveras County.
- 94e-Implementation Measure: In accordance with the Uniform Building Code, require that all proposed multifamily housing developments or new facilities intended for public use be equipped to serve the physically disabled as well as the remainder of the general public.

8.0 ENERGY CONSERVATION

8.1 Summary of major findings

The Energy Analysis for the Preparation of the Calaveras County General Plan states: "Based on national per capita figures, 5.5 million dollars flow annually from the personal accounts of Calaveras County residents into the national accounts of the OPEC countries (p. 2). There are two ways this pay out for fossil fuels can be reduced by housing goals and policies. One is through the construction of energy efficient or self-sufficient housing units and another is by the placement of such units so that the travel distance between them and employment-service centers is minimized.

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8.2 General Plan recommendations.

- 94-Goal: Decrease the outflow of dollars from the County's economic base that are spent on conventional fuels.
- 94a-Policy: Minimize fuel consumption by lessening travel distances and improving circulation systems.
- 94b-Policy: Educate and encourage that energy conservation be built into the County's housing stock.
- 94c-Implementation Measure: Encourage the location of major subdivisions or housing development projects within or adjacent to communities that can provide employment, goods and services commensurate with the expected demands of such projects.
- 94d-Implementation Measure: Through the existing transportation planning process, coordinate and expand existing transit services in the County.
- 94e-Implementation Measure: In accordance with §66473.1 of the California Government Code, approve subdivision in which all lots provide, to the extent feasible, for present and future passive or natural heating or cooling opportunities.
- 94f-Implementation Measure: Support the California Office of Economic Opportunity Low-Income Home Weatherization Program.

9.0 TEMPORARY HOUSING

9.1 Summary of major findings

There are four types of temporary housing in Calaveras County:

- ◀ Temporary residence during construction of a permanent residence;
- ◀ Seasonal group or labor camps;
- ◀ Temporary "cities" that will be converted to full time use on completion of a major project.

All types of temporary uses have potential effects on the environment, public health, safety and welfare, and community or area character. The temporary "cities" pose the greatest potential problems either in

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maintaining adequate standards for the delivery of public services or in reclaiming the area following completion of the use.

9.2 General Plan recommendations

- 95-Goal: Continue to offer temporary residence to persons while they are building their permanent residence.
- 95a-Policy: Maintain the requirements of the Zoning Ordinance in relation to granting temporary trailer permits.
- 95b-Implementation Measure: Amend the zoning ordinance to ensure that there is adequate flexibility at the staff level to work with persons making good faith effort to complete their permanent residence.
- 96-Goal: Ensure that seasonal labor or group camps adequately protect the public health, safety and welfare.
- 96a-Policy: Continue to allow the Planning Commission the ability to review permits for group or labor camps that will be used on a seasonal basis.
- 96b-Implementation Measure: Review and amend, if necessary, the Zoning Ordinance to ensure that adequate safeguards are included in the permit review process.
- 97-Goal: Conditionally permit temporary cities, if necessary, for the construction of major development projects.
- 97a-Policy: Temporary cities to be converted to permanent status shall comply with all other provisions of the General Plan and shall be located in Community Plan areas, Community Business Centers or Community Development Lands.
- 97b-Policy: Establish procedures and guidelines for development of both types of temporary cities.

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97c-Implementation Measure: Amend the Zoning Ordinance to include development standards for temporary cities that will have specific termination dates.

97d-Implementation Measure: Amend the Zoning and Subdivision Ordinances to require that temporary cities that will be converted for full time use following completion of the major construction project are built from the initial stages to meet current County development standards.

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IX. NOISE ELEMENT

Noise can be simply defined as any unwanted sound. Exposure to excessive noise can adversely affect human health. Excessive noise can cause hearing impairment, sleep interference, fatigue and physiological stress.

The Noise Element examines noise sources in the County, and considers means of reducing or avoiding the impact of noise on future residents and visitors to the County. The Noise Element deals with overall community noise and not with noise related to specific working conditions. Work-related noise is regulated by other State and Federal laws and is not addressed in a Noise Element.

As part of the General Plan, the Noise Element must be integrated with other elements of the Plan, particularly the Land Use and Circulation Elements. An important aspect of the Noise Element is to strive toward assuring noise-compatible land uses in the County.

Compatibility between land uses with regard to noise must take into consideration existing as well as future land uses. For example, existing residential subdivisions in the County must be protected from noise impacts that might be produced by a new industry locating near the subdivision. Likewise, an existing industry deserves equal protection from a proposed residential subdivision so that the industry is not subjected to complaints from new residents. The Noise Element must establish a balance of protection for land uses in the County.

It must be remembered that the intent of a Noise Element is to use noise considerations in the review of future land use proposals, not to handle individual specific noise problems, such as barking dogs and loud stereos. These topics are more appropriately incorporated into a Noise Ordinance.

Noise is a very subjective topic. What may be unwanted noise to one person may be pleasant sounds to another. For example, residents near a rock concert may object to the music that the concert-goers paid money to hear. This subjectivity makes the establishment of goals regarding land use issues associated with noise very difficult. It

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must be remembered that regardless of what standards are established, some types and levels of noise will always be objectionable to some people in some situations. The Noise Element attempts to establish noise levels that are acceptable to a majority of persons living or working in an area.

Adding to the subjectivity of noise perception are the varied characteristics of noise. Noise emitted from one or more sources can be decreased, amplified or altered by many physical barriers, including, but not limited to, terrain, atmospheric conditions, and vegetation. Consideration of such features must be made when reviewing potential noise impacts.

Community noise can be measured in various terms.¹ The Community Noise Equivalent Level (C_{NEL})² or the Day-Night Level (L_{dn})³ are common descriptors of total noise exposure for an average day in a year. (Refer to Table 1 and Table 2) L_{max} is another common description and deals with instantaneous noise that occurs on a regular basis and not noise that occurs occasionally.

1.0 Summary of Major Findings.

Lack of objectionable noise is a primary factor influencing the quality of life in Calaveras County. Given its rural character, the County affords a relatively quiet environment compared to urbanized areas of California. This factor is one of many that attracts visitors and new residents to the area.

¹Decibel (db) is a unit for describing the amplitude of sound. Most sounds have magnitudes within the range of 0 to 140 dB(A). Zero dB(A) is the approximate threshold of hearing, while 140 dB(A) is the approximate threshold of pain. Conversational voice of 3 feet is approximately 60 dB(A). A magnitude change of 10 dB(A) is subjectively rated as a doubling of loudness.

²Community Noise Equivalent Level (C_{NEL}) is the average equivalent A-weighted sound level during a 24-hour day, obtained after addition of five decibels to sound levels in the evening from 7:00 p.m. to 10:00 p.m. and after the addition of ten decibels to sound levels in the night after 10:00 p.m. and before 7:00 a.m.

³Day-Night Average Level (L_{dn}) is the average equivalent A-weighted sound level during a 24 hour day, obtained after the addition of 10 decibels to sound levels in the night after 10:00 p.m. and before 7:00 a.m.

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TABLE IX - 14

EFFECTS OF NOISE ON PEOPLE

Effects5▶	Hearing	Interference	Annoyance6	Average7	General	
▼Ldn8	Loss	In9	Out10	Factor	Reaction	Attitudell
75+	May begin	98%	.5	37%	Very Severe	Likely to be most important aspect
70	Not likely	99%	.9	25%	Severe	One of the most important aspects
65	Will not occur	100%	1.5	15%	Signifi- cant	One of the important aspects
60	Will not occur	100%	2.0	9%	Moderate	May be consider- ed an aspect
≤55	Will not occur	100%	3.5	4%	to Slight	Unlike to be con- an aspect

4Sources: Guidelines for Considering Noise in Land Use Planning and Control. (Washington, DC: U.S. Department of Transportation, June, 1970).

5"Speech interference" data are drawn from the Environmental Protection Agency's Levels Document. All other data from National Academy of Science 1977 report: Guidelines for Preparing Environmental Impact Statements on Noise.

6The annoyance factor depends on individual attitudes and other subjective factors.

7The reaction in this column reflects the attitudes of the "average" person in a community when exposed to noise.

8Average Day/Night level in decibels.

9Percent of sentence intelligibility.

10Distance in meters for 95% sentence intelligibility.

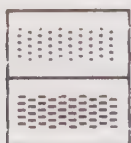
11Relative rating of noise as an adverse environmental impact as perceived by the "average" person.

NOISE

TABLE IX - 2-12

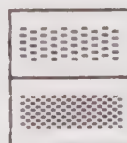
LAND USE COMPATIBILITY AND NOISE

Land use category	Community Noise Exposure in decibels (Ldn)					
	55	60	65	70	75	80
Single Family Residential	Normally acceptable	Normally acceptable	Normally acceptable	Normally acceptable	Conditionally acceptable	Normally unacceptable
Multiple Family	Normally acceptable	Normally acceptable	Normally acceptable	Normally acceptable	Conditionally acceptable	Normally unacceptable
Motels, hotels	Normally acceptable	Normally acceptable	Normally acceptable	Normally acceptable	Conditionally acceptable	Normally unacceptable
Schools, hospitals public facilities	Normally acceptable	Normally acceptable	Normally acceptable	Normally acceptable	Conditionally acceptable	Normally unacceptable
Playgrounds, parks	Normally acceptable	Normally acceptable	Normally acceptable	Conditionally acceptable	Normally unacceptable	Clearly unacceptable
Office buildings, businesses, commercial, and profession	Normally acceptable	Normally acceptable	Normally acceptable	Conditionally acceptable	Normally unacceptable	Clearly unacceptable
Industrial, manufactur- ing, agriculture, and utilities	Normally acceptable	Normally acceptable	Normally acceptable	Conditionally acceptable	Normally unacceptable	Clearly unacceptable



Normally acceptable

Normally unacceptable



Conditionally acceptable

Clearly unacceptable

12Source: California Department of Health Services, Office of Noise Control, 1981.

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It is estimated that less than 1% (approximately 200 in number) of the County's current population is exposed to noise levels exceeding the State's guidelines for noise exposure. This segment of population is exposed primarily to traffic noise where residential uses are located near heavily traveled roads. It is projected that the number of persons exposed to excessive noise levels in the future will not increase by virtue of the implementation of the Noise Element.

State law requires that an assessment of noise be conducted as the basis for development of a Noise Element. Such an assessment was undertaken in the County. The findings of this assessment are contained in a technical report entitled Community Noise Assessment for Preparation of a Noise Element of the Calaveras County General Plan¹³ and are a part of the total County General Plan. The following sections summarize the major findings of the assessment and are organized by major noise sources and noise sensitive areas.

1.1 Major Noise Sources

(Refer to Noise Environment map)

The major sources of noise in Calaveras County are roadway traffic, railroads, airports, and industrial and mining operations.

1.11 Traffic Noise

The Federal Highway Administration (FHA) "Highway Traffic Noise Prediction Model" was used to develop noise contours for State Highways and major County roads in Calaveras County. Traffic noise level predictions were then prepared for existing (1981) and projected (2001) traffic volumes. Refer to Table IX-3. The basis for noise contours was derived from the assessment completed for the General Plan.¹⁴

General Plan law requires that noise measurements be conducted down to 60dB. Additionally, the 60 dB is the required noise level for compliance with the State's Noise Insulation Standards for multiple family residential construction. The noise contour is determined in distance

¹³Community Noise Assessment for Preparation of a Noise Element of the Calaveras County General Plan (Vallejo, CA: Brown-Buntin and Associates, January, 1982).

¹⁴Community Noise Assessment for Preparation of a Noise Element of the Calaveras County Plan (Vallejo, CA: Brown-Buntin Associates, January, 1982)

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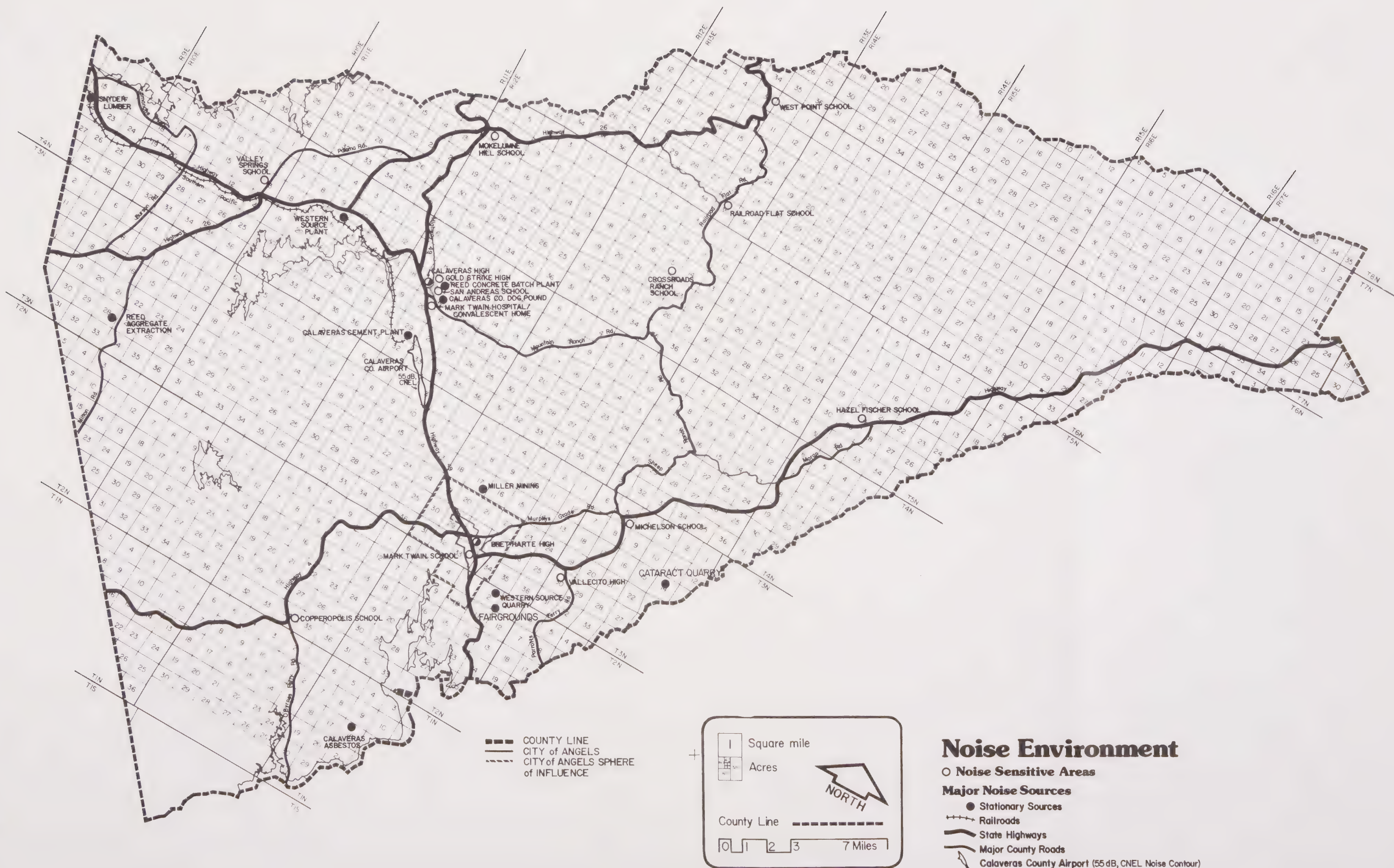
TABLE IX - 3

60 dB NOISE CONTOUR

DISTANCE FROM THE CENTERLINE OF THE ROAD TO AVERAGE DAY/NIGHT (Ldn)¹⁵

Location of contour	Feet to centerline	
	Actual	Estimate
STATE HIGHWAYS	1981	2001
Highway 49		
County line to Angels Camp (Frogtown)	99	158
Frogtown to Hwy 4/East jct.	51	81
Hwy 4/East to Angels City Limits	102	162
Angels City Limits to Old County Airport	194	308
Old County Airport to Hwy 12 jct.	102	162
Hwy 12 jct. to Mokelumne Hill/south	126	199
Mokelumne Hill/south to Center Street/north	96	152
Center Street/north to County line	126	199
Highway 12		
County line to Hwy 49 jct.	206	328
Highway 4		
County line to Hwy 49/Angels Camp	<50	56
Hwy 49/Angels Camp to Murphys	123	195
Murphys to Arnold/south	123	195
Arnold/south to Blue Lake Jct.	63	100
Blue Lake Jct. to County line	96	152
Highway 26		
County line to Valley Springs	58	108
Toyon to Hwy 49	<50	<50
Hwy 49 to Winton Road	<50	<50
Winton Road to County line	<50	<50
COUNTY ROADS	1981	2001
Burson Road: Hwy 12 to Hwy 26	<50	<50
Camanche Parkway: Wallace to Burson Rd	<50	<50
Milton Road: County line to Hwy 26	<50	<50
Moran Road: Avery to Blue Lake Jct.	<50	<50
Mountain Ranch Road: Hwy 49 to Mt Rch	<50	<50
Murphys Grade Road: Hwy 49 to Main St	<50	<50
O'Byrnes Ferry Road: Hwy 4 to Tulloch	<50	<50
Paloma Road: Valley Springs to Hwy 26	<50	<50
Parrotts Ferry Road: Hwy 4 to Melones	63	100
Rail Road Flat Road		
Hwy 26 to Rail Road Flat	<50	<50
Rail Road Flat to Mountain Ranch	<50	<50

¹⁵Community Noise Assessment for Preparation of a Noise Element of the Calaveras County General Plan (Vallejo, CA: Brown-Buntin and Associates, January, 1982).



CALAVERAS COUNTY GENERAL PLAN

NOISE

from the center of the highway. On State Highways, the line is as close as 50 feet on lesser traveled roads, and as far as 200 feet in the heavily traveled areas. On almost all major County roads, the 60 Db contour was less than 50 feet from the edge of the roadway. Based on the traffic volume projections for the year 2001, contours were then predicted for the 60 dB line. Generally, as traffic increases, traffic noise increases, and residential units must be located farther away from the road to meet acceptable noise levels.

1.12 Railroad noise

Railroad operations in Calaveras County are limited to freight transport on the San Andreas Branch of the Southern Pacific Railroad. The SPRR train operated three times a week (Monday, Wednesday, and Friday), round trip, from Lodi to the Calaveras Cement Company siding in San Andreas when the facility was operating. Noise measurements were conducted at Valley Springs to determine representative noise levels of the train with and without the sounding horns. The noise contour represents average operational conditions as described by the Southern Pacific Transportation Company. Projections of future operational levels (year 2001) were unavailable. Table 4 provides the location of the Ldn noise contour for railroad line operations. The increased distance to the Noise contour within 1000 feet of crossings is due to the required sounding of a warning horn.

TABLE IX - 4

NOISE CONTOUR FROM TRAIN TRACKS

DISTANCE FROM CENTER OF TRACKS TO DAY NIGHT AVERAGE LEVEL (Ldn)
60dB CONTOUR¹⁶
SOUTHERN PACIFIC RAILROAD

Location of Recording	Distance in feet	
	1981	2001
Within 1000' of Grade Crossings	70	unknown
More than 1000' from grade crossing	50 or less	unknown

¹⁶Community Noise Assessment for Preparation of a Noise Element of the Calaveras County General Plan (Vallejo, CA: Brown-Buntin and Associates, January, 1982).

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largely to this growth. Because of these factors, noise may become a more significant issue in the County in future years.

1.2 Noise Sensitive Uses

(Refer to Noise Environment map.)

Noise sensitive uses include residential, schools, hospitals, rest homes, long-term medical and mental care facilities, and other similar land uses on which noise has a significant impact.

Areas containing noise sensitive uses were evaluated by measuring noise levels at monitoring sites selected within the County. The sites were selected to be representative of typical noise level conditions within areas of the community where sensitive uses are located. Table IX-5 identifies the selected noise monitoring sites. Noise monitoring was conducted during different times of the day and night at each site so that reliable estimates could be made of the Day-Night Average Sound Level (L_{dn}). Measured ambient noise levels and estimated L_{dn} values for each of the monitoring sites are also summarized in Table IX-5.

The average sound levels at all noise sensitive areas monitored currently comply with the California Office of Noise Control's recommended noise standards.

2.0 General Plan Recommendations.

98-Goal: Strive to assure noise compatibility among land uses in the County.

98a-Policy: In reviewing future non-residential land use proposals, consider the noise impacts generated by such uses on residential and other noise-sensitive land uses. Require project proponents to mitigate these impacts to the following noise levels as measured at the property line of the noise sensitive land use:

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Noise Sensitive Land Use	Maximum Noise Levels ²⁴	
	Ldn ²⁵	Lmax ²⁶
Single Family Residential ²⁷	60	65
Multiple Family Residential	65	70
Schools, Hospitals	70	75

98b-Implementation Measure: Include proper mitigation measures such as the use of setbacks, landscaping, and earth berms to provide buffers and barriers between noise generators and receivers so as to strive to assure that the maximum noise levels at project sites are within acceptable levels as established by the Noise Elements.

99-Goal: Assure that future residential and other noise sensitive land uses do not occur in areas that currently exceed the previously described standards.

99a-Policy: Designate those areas that do not comply with standards as noise-impacted areas.

99b-Implementation Measure: Assure that appropriate mitigation measures such as buffers and barriers are included in development standards for future projects located within noise-impacted areas in order to reduce noise to acceptable levels.

100-Goal: Strive to assure that acceptable noise levels are not exceeded in multi-family residential and other common housing facilities.

100a-Policy: New multi-family dwelling units, including motels, hotels, and boarding houses, shall conform to State and Uniform Building Code Noise standards.

²⁴Safety devices required by State and Federal regulations for mobile equipment are exempted from these noise levels.

²⁵Day-Night Average Level (Ldn) is the average equivalent A-weighted sound level during a 24-hour day, obtained after the addition of 10 decibels to levels in the night after 10 p.m. and before 7:00 a.m.

²⁶Lmax is the maximum (A-weighted) noise level recorded during a noise event.

²⁷For the purposes of the Noise Element, Single Family Residential is defined as parcels of land 20 acres or less in size devoted to the principal use of providing shelter for individual families.

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- 100b-Implementation Measure: Enforce the provisions of the California Noise Insulation Standards (California Administrative Code, Title 25) and the Uniform Building Code (Chapter 35).
- 101-Goal: Strive to assure that noise generated from vehicular sources are at acceptable noise levels.
- 101a-Policy: Minimize noise from automobiles, trucks, motorcycles, and off-road vehicles by assuring that mufflers and exhaust systems are adequately maintained.
- 101b-Implementation Measure: Continue to enforce, through the California Highway Patrol and the County Sheriff, the provisions of the California Vehicle Code as it relates to mufflers and exhaust systems.
- 102-Goal: Strive to assure compatibility between railroad and aviation operations and adjacent land uses.
- 102a-Policy: Provisions for reducing potential noise impacts on adjacent properties shall be included when issuing permits for future airfields.
- 102b-Policy: Develop a special plan for the area surrounding the County Airport to assure compatible land uses with existing and future airport operations.
- 102c-Policy: Review future land use proposals near the County's rail facilities for compatibility to such operations.
- 102d-Implementation Measures: Incorporate these provisions into the land use and zoning processes.
- 103-Goal: Strive to achieve a comprehensive and coordinated means of noise assessment and enforcement within the County.
- 103a-Policy: Use the Noise Element as a basis for the development of an effective Noise Control Ordinance that would address, at a minimum, off-road vehicles, barking dogs, low-flying aircraft and other sources of noise complaints.
- 103b-Implementation Measure: Develop a County Noise Control Ordinance.

NOISE
NOISE ELEMENT APPENDIX
Definitions

Ambient Noise Level:	The composite of noise from all sources near and far. In this context, the ambient noise level constitutes the normal for existing level of environmental noise at a given location.
A-weighted Sound Level:	The sound pressure level in decibels as measured on a sound meter using the A-weighted filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the response of the human ear and gives good correlation with subjective reactions to noise.
CNEL:	Community Noise Equivalent Level. The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of five decibels to sound levels in the evening from 7:00 p.m. to 10:00 p.m. and after the addition of ten decibels to sound levels in the night after 10:00 p.m. and before 7:00 a.m. (a)
Decibel, dB:	A unit for describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals (20 micronewtons per square meter).
Ldn:	Day-Night Average Level. The average equivalent A-weighted sound level during a 24 hour day, obtained after addition of 10 decibels to sound levels in the night after 10 p.m. and before 7:00 a.m.a
Lmax:	The maximum A-weighted noise level recorded during a noise event.
Noise Exposure Contours:	Lines drawn about a noise source indicating constant energy levels of noise exposure. CNEL and Ldn are the metrics used herein to describe community exposure to noise.

- a. CNEL and LDN represent daily levels of noise exposure average on an annual basis, while Leq represents the equivalent energy exposure for a shorter time period, typically one hour.

APPENDIX

APPENDICES

APPENDIX A GENERAL PLAN REVISION PROGRAM

1.0 1982 REVISION PROGRAM

The original Calaveras County General Plan was adopted in 1967. In 1973, the land use, open space, and conservation elements were amended. In the same year, a housing element was adopted. In 1974, the safety, seismic safety, noise, and scenic highway elements were adopted.

In June, 1979, the Board of Supervisors authorized a major revision program for the County's General Plan. Specifically, the land use, conservation, open space, circulation, and housing elements were identified to be revised. Later, it was decided to revise the safety, seismic safety, scenic highway, and noise elements as well. The revision program represented the largest land use planning effort in the history of Calaveras County in terms of budget, staff commitment and time allocation. The result of this program was to be the "new" general plan.

1.1 The work program.

The general plan revision program was to take place in a three phase program.

1.11 Phase 1: Data collection

The first phase was devoted towards collection and analysis of pertinent data for the plan's revision. A portion of this data collection and analysis was performed by the County Planning Staff, while other portions were prepared by a consulting firm. The County retained EDAW, Inc., of San Francisco, to perform an environmental analysis and a service sector analysis of the County. Concurrently, the County Planning Department conducted an attitude survey and prepared an energy analysis.

APPENDIX

The results of the data collection were released in a two volume publication and series of maps with environmental data, and a compilation of the results of the Citizen attitude survey.

1.12 Phase 2: Alternate plans

The second phase was devoted toward the preparation of four alternative plans for consideration by the general public. Phase Two also included an assembly of comments on the alternatives from the public as well as reviewing agencies. A publication of four alternative plans was prepared from this phase of the work program.

1.13 Phase 3: The General Plan

The final phase of the work program was intended to prepare a final general plan for adoption by the Board of Supervisors. This was divided into three versions: a "preliminary" version prepared by the Planning Department Staff; a "draft" version prepared by the Calaveras County Planning Commission; and the "final" version adopted by the Board of Supervisors.

In July, 1981, the Planning Department released its "preliminary" general plan concurrently with a consultant-prepared draft environmental impact report. Throughout the months of August and September, a series of fourteen public town meetings were conducted throughout the County to introduce the General Plan. On September 15 and 16, 1981, the Planning Commission held their official public hearings on the Preliminary Plan.

Following the hearings, the Commission reviewed all of the comments received from the public and reviewing agencies, and then proceeded to revise the Plan into its "draft" form. On December 17, 1981, the Planning Commission acted upon the "draft" General Plan and accompanying Environmental Impact Report, and submitted their recommendation to the Board of Supervisors.

On January 11 and 12, 1982, the Board of Supervisors held its public hearing on the draft General Plan and draft EIR. Following the hearing, the Board reviewed all comments and revised the Plan into its final form. A revised draft environmental impact report was prepared to analyze the Board's proposed changes. On April 12, 1982, the Board of Supervisors certified the Final environmental impact report, and adopted the General Plan.

APPENDIX A: WORK PROGRAM

1.2 Community participation.

An extensive public participation program was a major component of the County's General Plan revision process.

During Phase One, an attitude survey was conducted among both residents of the County and non-residents who are also property owners in the County. In addition, at the end of Phase One, a series of public town meetings was held throughout the County to present the results of the data collection and analysis.

During Phase Two, another similar series of public town meetings was held throughout the County to present the alternatives plans and solicit public comments. Every property owner within the County was mailed an individual notice of these meetings, in addition to normal notice publication requirements. Over two thousand persons attended the various meetings.

During the beginning of Phase Three, a third series of public town meetings was held throughout the County to ensure that all interested residents and property owners had the opportunity to make comments on the preliminary plan. Following these meetings, the Planning Commission and Board of Supervisors each held separate public hearings on the content of the Plan.

2.0 1985 PLAN REVISION

2.1 General Plan lawsuit.

Following adoption of the General Plan, and certification of the final environmental impact report in April, 1982, a group called the Concerned Citizen Committee on the General Plan filed a lawsuit challenging the adequacy of the Environmental Impact Report and the content of the General Plan itself. The Committee's complaint alleged that the County's new General Plan was not sufficient in addressing a number of issues related to solid waste disposal site identification, internal consistency between the circulation and land use elements, adequacy of policies dealing with open space, and safety.

Late in 1982, the Superior Court in and for the County of Calaveras ruled in favor of the County that the environmental impact report was legally adequate and complete, and that the General Plan satisfied State statutory requirements. The Court required that the Board of Supervisors review, revise, and readopt the Statements of Overriding Consideration for the EIR to specifically state the reasons for approv-

APPENDIX A: WORK PROGRAM

ing the General Plan in light of identified unmitigated environmental effects. A series of General Plan amendments revising a number of findings, and some of the policies were also approved to "tighten up" the Plan in lieu of the Court's ruling.

The plaintiffs appealed only the General Plan adequacy issues to the Third District Court of Appeals, located in Sacramento. This meant that the environmental impact report was accepted as legally adequate and complete.

On March 25, 1985, the Appellate Court handed down a published ruling indicating that the land use and circulation elements were not internally consistent. The Court ordered the County to revised either the land use, the circulation, or both elements. In the interim, the Court imposed a moratorium on discretionary project approvals related to land use or circulation until the two elements were revised.

2.2 The revision program.

Beginning in April, 1985, the County Planning Department prepared revisions to the Community Development and Public Facilities and Services elements of the General Plan. The Staff version, called the "Preliminary" General Plan revision, was released in June, 1985, for public review and comment.

A series of town meetings were conducted in major Calaveras County communities to seek public and agency comments on the proposed revision. The comments were considered by the Planning Commission in July at its public hearing on the proposed revision to the General Plan. The Commission conducted a series of study sessions, made revisions and sent its recommendations to the Board of Supervisors in August, 1985.

The Board of Supervisors followed suit with public hearings and study sessions. The comments of the public and agencies alike were considered, and on September 30, 1985, the Board of Supervisors adopted the revised Community Development and Public Facilities and Services/Roads element to the General Plan. The Court-imposed moratorium was lifted on October 3, 1985.

APPENDIX B: TECHNICAL DATA

APPENDIX B SUPPORTING TECHNICAL INFORMATION [Bibliography]

1.0 GENERAL PLAN DOCUMENTS

During the General Plan revision program, a series of technical supporting documents were prepared. An annotated bibliography of these documents follows. They are part of the General Plan.

Attitude Survey Analysis. San Andreas, CA: Calaveras County Planning Department; April, 1980. This report presents the results and findings of a survey conducted of a random sampling of County residents and non-resident property owners regarding their attitudes towards various General Plan issues.

Environmental Resource Analysis, Volume I. San Francisco, CA: EDAW, Inc.; May, 1980. This report develops a comprehensive Countywide base of environmental resource maps and supportive text. It translates these resource characteristics into opportunities and constraints related to various future land use applications.

Service Sector Analysis (Environmental Resource Analysis, Volume II). San Francisco, CA: EDAW, Inc.; May, 1980. The second volume of the ERA presents a description of the various public agencies and special districts in the County, addresses the capability of these agencies to service existing and future populations, and offers suggestions as to changes that might improve agency and district services.

Energy Analysis. San Andreas, CA: Calaveras County Planning Department/Central Sierra Planning Council; September, 1980. This report focuses upon the current energy system in the County, the means of increasing the efficiency of that system, the potential of utilizing indigenous alternative energy resources, and places a special emphasis upon the opportunities for greater local energy management efforts.

APPENDIX B: TECHNICAL DATA

2.0 ADDITIONAL REFERENCES

In addition to the above documents that were specifically prepared as part of the General Plan revision in 1982, the following reports were also used:

Annual Overall Economic Development Program. San Andreas: Central Sierra Economic Development District; June, 1980.

Regional Transportation Plan for Calaveras County. Stockton: California Department of Transportation (Caltrans) District 10; November, 1980.

Calaveras County Transportation Service Inventory. San Andreas: Weber-Hall Consulting Group, 1980.

Calaveras County 1980 Bike Plan. Stockton: California Department of Transportation (Caltrans) District 10; November, 1980.

Final Environmental Impact Report for the New Calaveras County Airport. Santa Rosa, CA: Hodges and Schutt; May, 1979.

New Calaveras County Airport, Airport layout plan. Santa Rosa, CA: Hodges and Schutt; 1980.

APPENDIX C: GLOSSARY

APPENDIX C GLOSSARY

In addition to terms defined in some of the elements, the definition of terms used in this General Plan are as follows:

Agriculture lands. Lands devoted toward the commercial growing of food and fiber.

Agriculture preserve. Lands under contract in concert with the provisions of the California Land Conservation Act. These lands are primarily devoted toward the production of food and fiber, but may also include other lands.

Aircraft. Jets, airplanes, helicopters, hang-gliders, motorized gliders, and any form of aircraft whether or not it is regulated by the Federal Aviation Administration (FAA).

Archaeology. The scientific study of material remains of past cultures or human life and activities.

Building. "Building" means structure. "Structure" means shelter, building, dwelling unit, or other physical development upon the land to house, protect, store, or cover persons or things. See §17.06.0380 and §17.06.1850 of the Calaveras County Code.

Building coverage. "Building coverage" means "lot coverage" as defined in §17.06.1150 of the Calaveras County Code. "Lot coverage" means the percent of lot area overcovered by a building footprint. "Building coverage" may also mean "density" when related to non-residential development as defined in §17.06.0670 of the Calaveras County Code.

Clustering. A means by which lots are grouped rather than spread evenly throughout a parcel as in conventional lot-by-lot development, without increasing overall density permitted by the general plan. See also "density transfer" in §17.06.0680 of the Calaveras County Code.

Commercial areas. Lands where the purchase, sale, or other transactions occur involving the handling of articles, substances, or commodities for the purpose of livelihood or profit.

APPENDIX C: GLOSSARY

Commercial development. The improvement of land for the purpose of accommodating businesses and commercial areas.

Community centers. Lands which are principally used for commercial, light industrial, single family, and multiple family residential, and other centralized community activities.

Community development lands. Lands devoted toward the principal uses of residential, commercial, industrial, or public facilities.

Developer. A person, firm, corporation, partnership, or association who proposes to divide, divides or causes to be divided real property into a subdivision or proposes to build, or builds a building or buildings.

Development. The improvement of land for the purposes of accommodating land uses.

District sewer. A public entity formed under provisions of California law for the purposes of collecting, treating, and disposing of liquid waste, septage, or sewage.

District water. Water for domestic or irrigation use which is collected, stored, and/or delivered to users by a public entity formed under provisions of California law.

Dwelling unit. As defined in §17.06.0750 of the Calaveras County Code, "dwelling unit" means a single dwelling for habitation by individuals or families. See also §17.06.0740 of the Calaveras County Code.

Energy. The capacity to perform work, most often in the form of electrical, thermal, or mechanical energy.

Family. As defined in §17.06.0800 of the Calaveras County Code, "family" means a group of individuals with a common bond by means of blood, marriage, or conscientiously established relations living together as a housekeeping unit \sharing a dwelling unit.

Firebreak. A barrier of cleared or plowed land intended to check forest, brush or grass fires.

Goals. The ultimate purpose of an effort often stated in general and broad terms.

Grazing lands. Lands used for the open ranging of livestock for the production of food and/or fiber.

Gross parcel area. The area of a parcel lying within property lines, including any areas reserved by easements or dedications for public purposes.

APPENDIX C: GLOSSARY

Groundwater. Water stored in the earth which can supply wells and springs.

Hazardous materials. Any injurious substance, including pesticides, herbicides, toxic metals and chemicals, liquified natural gas, explosives, and volatile chemicals.

Implementation measure. A principal action, procedure, program, or technique for carrying out goals and policies.

Industrial areas. Lands where the manufacture, fabrication, processing, or reduction occurs of any article, substance, or commodity.

Industrial development. Improvement of land for purposes of accommodating industries.

Intermittent streams. Streams that flow during the wet season, continue to flow after the period of precipitation, and cease to flow during at least part of the dry season.

Inundation. To cover by flooding.

Insurance Services Office (ISO) ratings. A grading or classification system of an areas; fire protection capability. An ISO rating of 1 is the highest level of fire protection, and an ISO rating of 10 is the lowest level of protection.

Land capability. The intrinsic ability of natural resource to support particular land uses.

Land reclamation. See §17.06.1600 of the Calaveras County Code.

Lot. See §17.06.1140 of the Calaveras County Code.

Maximum density. The most intense use of property often expressed in terms of dwelling units per acre or lot coverage. See §17.06.0670 of the Calaveras County Code.

Mineral resource lands. Surface and subsurface lands which naturally contain chemical elements or compounds, or groups of elements and compounds formed from inorganic processes and organic substances but excluding geothermal, natural gas, and petroleum resources.

Multiple family residential. See §17.06.1310 of the Calaveras County Code.

Natural Resource Lands. Lands devoted principally toward the conservation, preservation, and /or development of water and/or land resources.

APPENDIX C: GLOSSARY

Parcel. See §17.06.1600 of the Calaveras County Code.

Perennial stream. Streams that flow throughout the year.

Policy. A specific statement guiding action and implying a commitment. Policies are means of achieving goals.

Residential areas. Lands which are principally used for dwelling units and associated uses, although it may also be used for secondary, nonresidential purposes.

Residential center. An area designated as a residential area that adjoins a community center. The "residential center" is the area into which the community center will ultimately expand.

Residential development. The improvement of land for the purpose of accommodating dwelling units.

Riparian vegetation. Plant material living near or on the banks of watercourses or lakes.

Road ordinance. Presently Chapters 16.33 and 16.35 of the Calaveras County Code. Upon revision proposed for 1987, to be Chapter 12.02 of the Calaveras County Code with cross references in Chapters 16.11 and 17.74 of the County Code.

Rural home business (or industry). See §§17.06.1720 and 17.06.1730 of the Calaveras County Code.

Rural settlements. Residential subdivisions or divisions of land containing parcels of land from five acres to forty acres in size.

Sewage. Any liquid waste containing organic or inorganic matter in suspension or solution.

Single family residential. See §17.06.0740(A) of the Calaveras County Code. A dwelling unit for one family.

Sphere of influence. An area surrounding an incorporated city, or special district, created by the Local Agency Formation Commission for purposes of designating the ultimate size of the agency.

Solar access. Direct, unobstructed exposure to the sun's rays.

Solid waste. See §8.12.020(33) of the Calaveras County Code.

Subdivision. See §16.03.420 of the Calaveras County Code and §66424 of Title 7, Division 2, of the California Government Code.

APPENDIX C: GLOSSARY

Subdivision ordinance. Title 16 of the Calaveras County Code.

Suitability. The ability of certain basic facilities (such as roads, water systems, sewage disposal systems, etc.) to support certain uses of land.

Timber. Trees of any species maintained for eventual harvest or forest product purposes, whether planted or of natural growth, including Christmas trees, but not including nursery stock.

Timber Production Zone. See chapter 17.14 of the Calaveras County Code.

Urban settlement. Residential subdivisions or divisions of land containing parcels of land primarily less than five acres in size.

Use permit. See §17.06.0560 of the Calaveras County Code.

Zoning ordinance. Title 17 of the Calaveras County Code.

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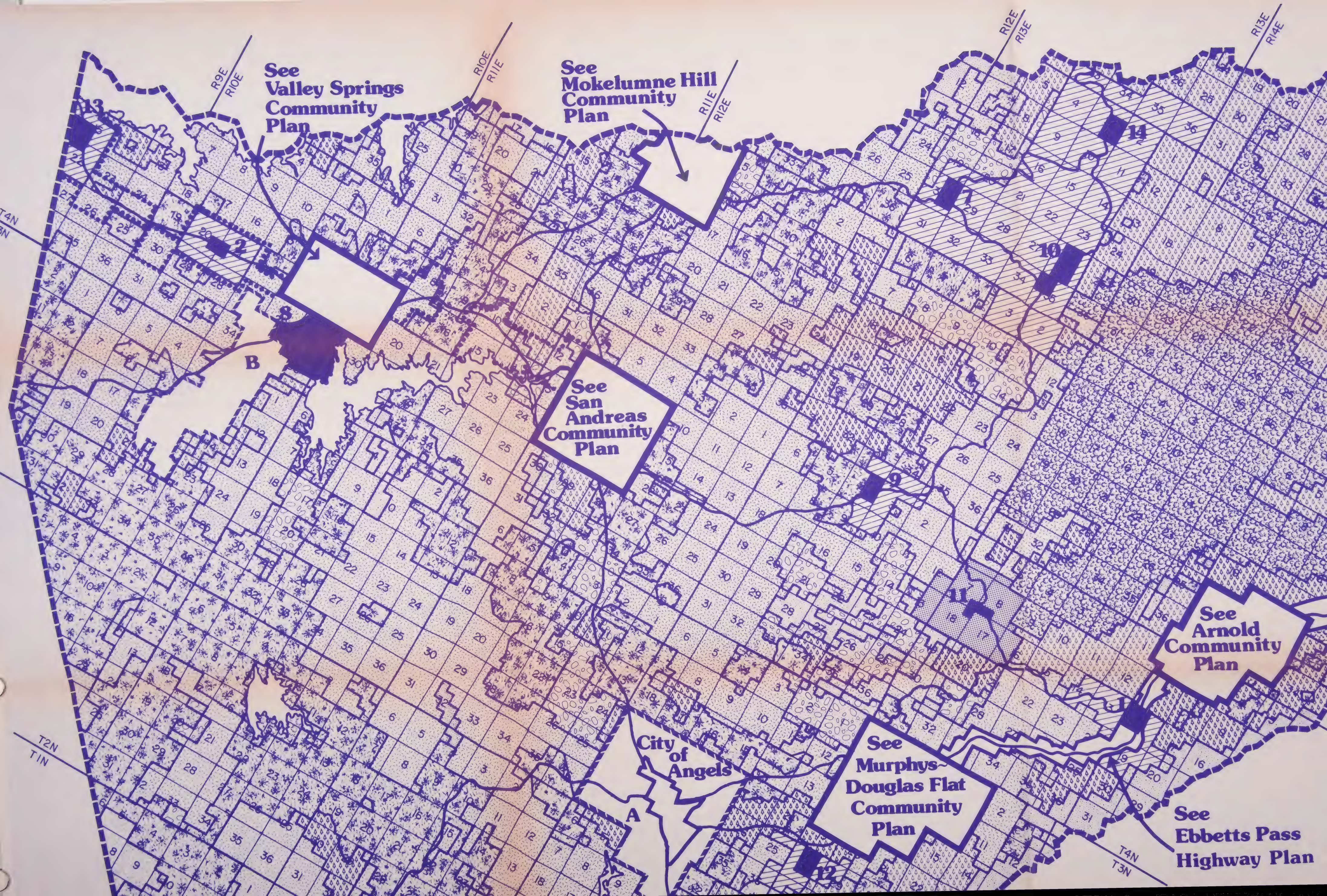
uture Land

OPMENT LANDS

21, multiple
le family See Table IV-5 A & B of
Text for densities.

- 8 La Contenta
- 9 Mountain Ranch
- 10 Rail Road Flat
- 11 Sheep Ranch
- 12 Vallecito
- 13 Wallace
- 14 West Point





See Valley Springs Community Plan

See Mokelumne Hill Community Plan

See San Andreas Community Plan

See Arnold Community Plan

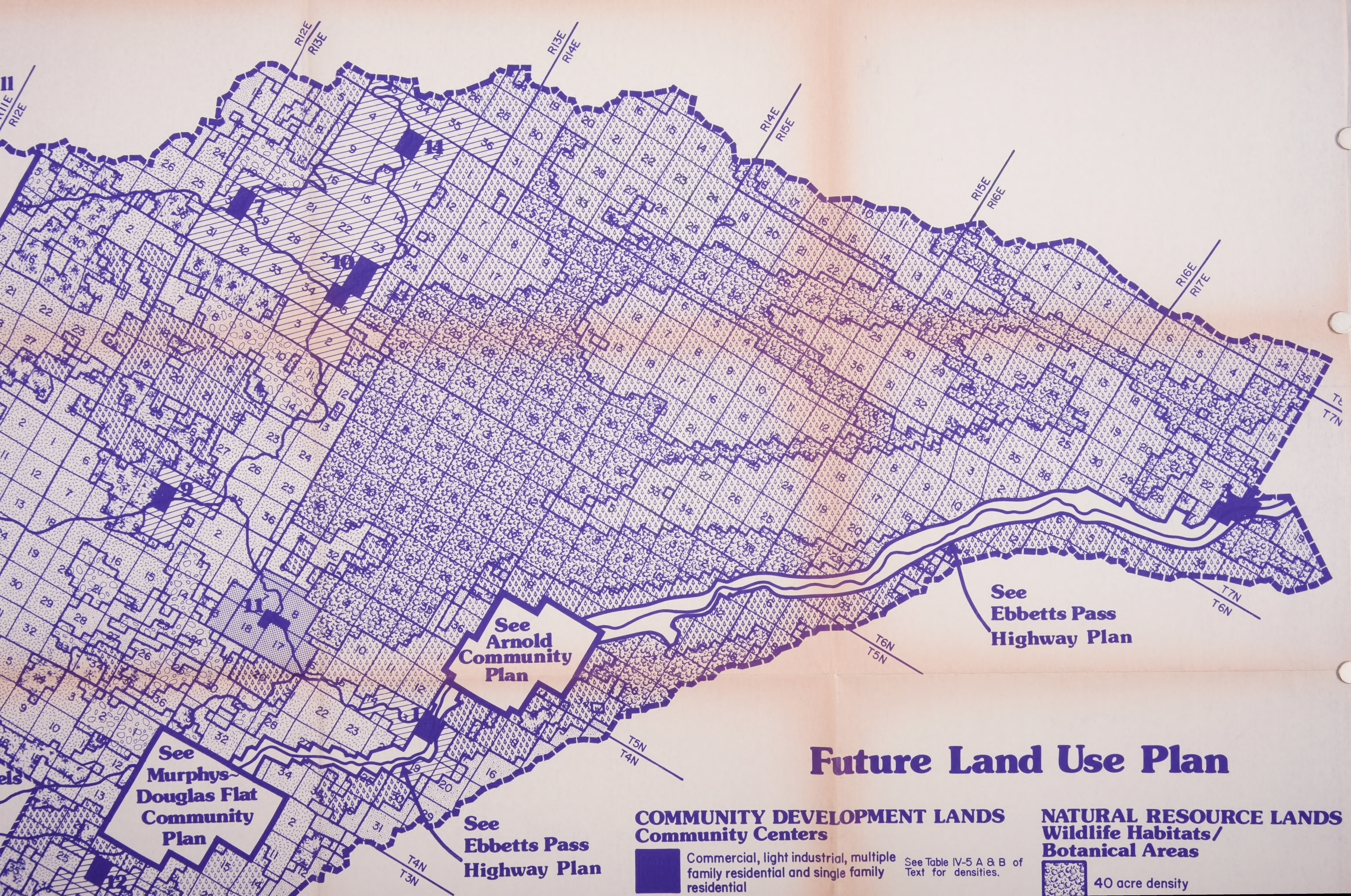
See Murphys Douglas Flat Community Plan

See Ebbetts Pass Highway Plan

City of Angels

B

A



Future Land Use Plan

COMMUNITY DEVELOPMENT LANDS Community Centers



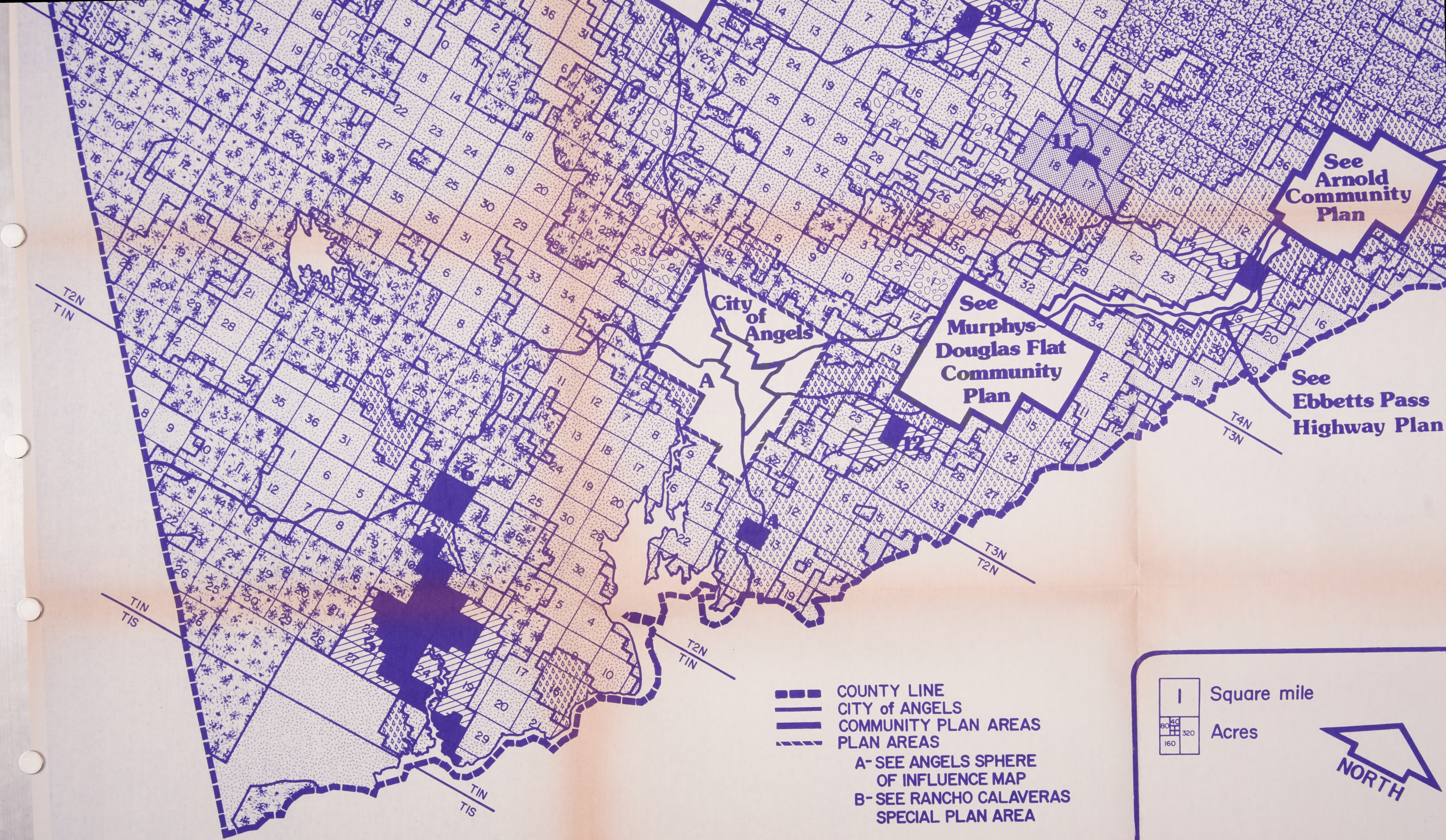
Commercial, light industrial, multiple family residential and single family residential

See Table IV-5 A & B of Text for densities.

NATURAL RESOURCE LANDS Wildlife Habitats/ Botanical Areas



40 acre density



- COUNTY LINE
- CITY of ANGELS
- COMMUNITY PLAN AREAS
- PLAN AREAS
- A- SEE ANGELS SPHERE OF INFLUENCE MAP
- B- SEE RANCHO CALAVERAS SPECIAL PLAN AREA

1

80

160

320

Square mile

Acres

0

1

2

3

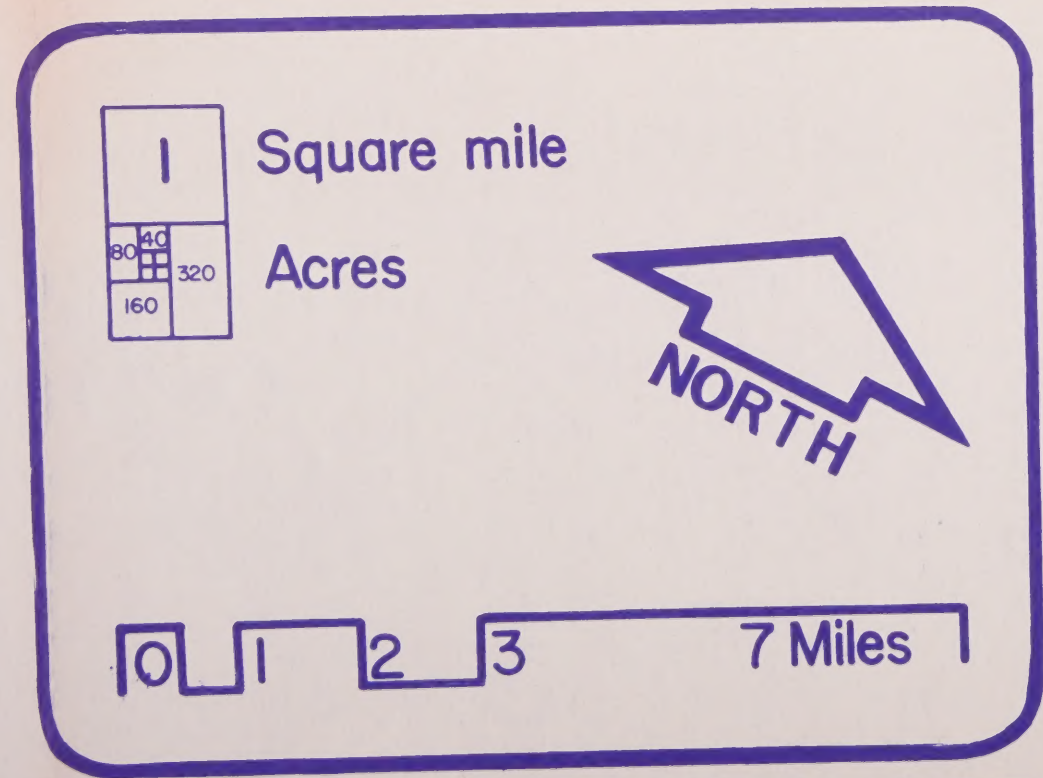
7 Miles

NORTH



Future Land Use Plan

COUNTY LINE
 CITY of ANGELS
 COMMUNITY PLAN AREAS
 PLAN AREAS
 A- SEE ANGELS SPHERE OF INFLUENCE MAP
 B- SEE RANCHO CALAVERAS SPECIAL PLAN AREA



COMMUNITY DEVELOPMENT LANDS Community Centers

Commercial, light industrial, multiple family residential and single family residential See Table IV-5 A & B of Text for densities.

- | | |
|--------------------------|-------------------|
| 1 Avery | 8 La Contenta |
| 2 Burson | 9 Mountain Ranch |
| 3 Camp Tamarack | 10 Rail Road Flat |
| 4 Carson Hill | 11 Sheep Ranch |
| 5 Copper Cove/Poker Flat | 12 Vallecito |
| 6 Copperopolis | 13 Wallace |
| 7 Glencoe | 14 West Point |

Residential Centers

1/2 acre density (district water & sewer) } on roads with a base level of service of A, B, or C.
 1 acre density (district water & septic) }
 5 acre density (groundwater & septic) }
 40 acre density on roads with a base level of service of D, E, or F.

40 acre density (Sheep Ranch Residential Center)

Future Single Family Residential

5 acre density on roads with a base level of service of A, B, or C.
 40 acre density on roads with a base level of service of D, E, or F.
 20 acre density on roads with a base level of service of A, B, or C.
 40 acre density on roads with a base level of service of D, E, or F. (areas with 50% slope or greater)

NATURAL RESOURCE LANDS Wildlife Habitats/ Botanical Areas

40 acre density

Timberlands/ Mineral Resource Area 2A/ Dam Inundation Area

20 acre density on roads with a base level of service of A, B, or C.
 40 acre density on roads with a base level of service of D, E, or F.

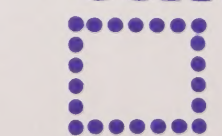
Agriculture Preserves

20 acre density (not in Williamson Act Contract) on roads with a base level of service of A, B, or C.
 40 acre density (not in Williamson Act Contract) on roads with a base level of service of D, E, or F.
 50 acre density (in a Williamson Act Contract).

Mineral Resource Area 2B

10 acre density on roads with a base level of service of A, B, or C.
 40 acre density on roads with a base level of service of D, E, or F.

Prime Industrial Corridor Boundary



AMENDMENTS	
1985 General Plan Revision	9/30/85
1986 Update	12/1/86
1989 Update	7/31/89

Current

